

CLERK OF THE COURT
TABATHA FERGUSON
BOSQUE COUNTY CLERK
P O BOX 617
MERIDIAN, TX 76665

ATTORNEY FILING
JON R. KER, P.C.
P.O. BOX 1087
HEWITT, TEXAS 76643

THE STATE OF TEXAS

TO ALL PERSONS INTERESTED IN THE GUARDIANSHIP OF MICHAEL DAVID
McLEMORE, Docket No G08252, County Court At Law Bosque County, Texas.

DONALD BLAND, Ward, filed in the County Court at Law of Bosque County, Texas, on the
28th DAY OF NOVEMBER, 2022, an APPLICATION FOR ORDER TO SELL REAL
PROPERTY.

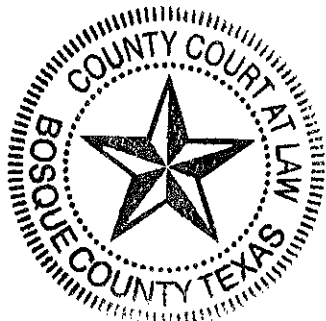
Description:

431 RIDGEVIEW
315 N. AVE. S
1715 WALNUT
1911 WALNUT
904 N. AVE. F

Anyone opposing the above sale has the right under 1158.25, et seq. Texas Estates Code to file such opposition in writing with the clerk of the court. Such opposition must be filed by said the **First Monday next after the expiration of ten days** from the date of posting this citation, the same being the **12th DAY OF DECEMBER, 2022**, at the County Clerk's Office, 110 South Main, Meridian, Texas.

The officer executing this citation shall post the copy citation at the Courthouse Door of the county in which proceedings are pending, or at the place in or near said Courthouse where public notices customarily are posted, for not less than 10 days before the return day thereof, exclusive of the date of posting and return the original copy of this citation to the Clerk stating in a written return thereon the time when and the place where he posted such copy.

GIVEN UNDER MY HAND AND THE SEAL OF SAID COURT at office in Meridian, Texas, this the 28th DAY OF NOVEMBER, 2022.



Tabatha Ferguson

TABATHA FERGUSON
BOSQUE COUNTY CLERK

Jon R. Ker

Deputy

OFFICER'S RETURN ON CITATION

Came to hand on the 29 day of Nov, 2022, at
11:35 o'clock A M. and executed on the 29 day of Nov, 2022
by posting a copy of the within citation for ten days, exclusive of the day of posting,
before the return day hereof, at the County Courthouse door of Bosque County,
Texas, or at the place in or near the said courthouse where public notices customarily are
posted, that is from 11/29, 2022, through 12/12,
2020, inclusive.



CONSTABLE
BOSQUE COUNTY, TEXAS

Printed name: Scott Ferguson

NO.G08252

IN RE:	§	IN THE COUNTY COURT
	§	
MICHAEL DAVID McLEMORE,	§	AT LAW
	§	
AN INCAPACITATED PERSON	§	BOSQUE COUNTY, TEXAS

APPLICATION FOR ORDER TO SELL REAL PROPERTY

COMES NOW the Guardian, Donald Bland, by and through his counsel of record, and moves the Court for an Order allowing the sale of real property of the Ward pursuant to § 1158.25, et seq. Texas Estates Code, and for good cause would show unto the Court the following:

1. The real property sought to be sold is listed on attached Exhibit A. The Ward has a one-fourth (1/4) interest in each of the listed properties.
2. There are no debts owed by the Ward with respect to these properties other than the fees and expenses associated with the administration of Ward's estate.
3. It is necessary to sell the subject real properties so the Ward may receive the value of his interests.
4. The properties the subject of this Application are also part of the Estate of Beverly Ann McLemore, Cause No. P08403 in this Court. This Court has already ordered the sale of that Estate's interest therein. It is necessary for the Court to grant this Application so the sales may be closed.
5. No realtor was engaged to sell the properties in order to minimize the expense of the sale. Had a realtor been engaged, the total realtor's fees for the sale of these properties would have exceeded \$50,000.

Exhibit A

Property Locations

Sale Prices

431 Ridgeview	\$ 190,700.00
315 N Ave S	57,000.00
1715 Walnut	96,000.00
1911 Walnut	106,000.00
904 N. Ave F	170,000.00

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Jon Ker
Bar No. 11327700
attorney@jonrkerpc.com
Envelope ID: 70469305
Status as of 11/28/2022 1:23 PM CST

Associated Case Party: Donald Bland

Name	BarNumber	Email	TimestampSubmitted	Status
Jon RKer		attorney@jonrkerpc.com	11/28/2022 10:25:25 AM	SENT

Associated Case Party: MichaelDavidMcLemore

Name	BarNumber	Email	TimestampSubmitted	Status
Justin W.Lewis		jlewis@phillipsking.com	11/28/2022 10:25:25 AM	SENT