

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

ATTORNEY FILING
SARAH BERRYMAN KENDRICK
3809 WEST WACO DRIVE
WACO, TEXAS 76710

THE STATE OF TEXAS

TO ALL PERSONS INTERESTED IN THE GUARDIANSHIP OF WILMA FAY AMUNDSON MEISSNER, AN INCAPACITATED PERSON, Docket No.G08233, County Court at Law Bosque County, Texas.

SUE AMUNDSON VIERTEL APPLICANT, GUARDIAN, filed in the County Court at Law of Bosque County, Texas, on the 31st DAY OF MARCH, 2023 A.D., an APPLICATION FOR SALE OF REAL PROPERTY UNDER TEXAS ESTATE CODE 1158.252.

Description

**7.29 AC, John M. Jones survey, Abst. No. 423
1361 CR 4150
Clifton, Tx 76634**

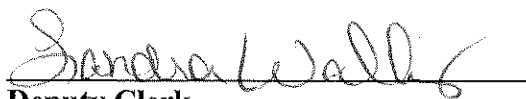
Anyone opposing the above sale has the right under Section 1158.254 of the Estates Code to file such opposition in writing with the clerk of the court. Such opposition must be filed by the **first Monday next after the expiration of ten days** from the date of posting this citation, the same being the **17th Day of April 2023**, County Clerk's Office , 110 South Main, Room 110, Meridian, Texas 76665.

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 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 3rd day of April, 2023.



TABATHA FERGUSON
BOSQUE COUNTY CLERK



Deputy Clerk

OFFICER'S RETURN ON CITATION

Came to hand on the 3 day of April, 2023, at
10:40 o'clock A M. and executed on the 3 day of April, 2023
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 4/3, 2023, through 4/12,
2023, inclusive.


CONSTABLE
BOSQUE COUNTY, TEXAS

Printed name: Scott Ferguson

No. G08233

IN THE GUARDIANSHIP OF § IN THE COUNTY COURT AT LAW
 §
WILMA FAY AMUNDSON MEISSNER, § OF
 §
AN INCAPACITATED PERSON § BOSQUE COUNTY, TEXAS

APPLICATION FOR SALE OF REAL PROPERTY

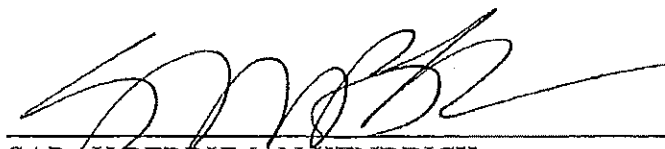
SUE AMUNDSON VIERTEL, Applicant, guardian of the person and estate of WILMA FAY AMUNDSON MEISSNER, Ward, an incapacitated person, files this Application for Sale of Real Property belonging to Ward's estate and shows in support:

1. The inventory, appraisal, and list of claims of this estate was approved by this Court on October 6, 2022.
2. The present bond of Applicant is \$25,000 and was approved by this Court on July 18, 2019.
3. Exhibit A, attached to this application, contains the legal description of the property sought to be sold. This sale consists of Ward's full interest in the above-described real property.
4. This application is accompanied with attached Exhibit B, verified by affidavit, showing fully and in detail the condition of this estate and containing all other information required by section 1158.252 of the Texas Estates Code.
5. It is necessary and advisable to sell the estate's interest in the property in order to continue paying for care.
6. It would be in the best interest of this estate for the property to be sold at a private sale for cash or such other terms as may be authorized by law.

Applicant requests that citation be issued as required by law and that, after a hearing on this application, the Court enter an order authorizing Applicant to sell the real property at a private sale on the terms requested or as may be authorized by law.

Respectfully submitted,

Rainey and Rainey, Attorneys at Law LP



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Exhibit A
Legal Description of Real Property

The following is the legal description of the real property covered by the foregoing Application for Sale of Real Property:

- 1) ABST A0423 JONES, J M Acres 1.0000
- 2) A0423 JONES J M Acres 6.2900

Said properties are more commonly known as 1361 CR 4150, Clifton, Texas 76634.

2022 Bosque County Appraisal District Value: \$243,612.00

STATE OF TEXAS;
COUNTY OF BOSQUE: Field Notes of a Survey of 7.29 acres out of the John M. Jones Survey, Abst. No. 423, made for Milton L. Solberg, and described as follows:

BEGINNING at a point in the center of a county road, said point being the most northerly NWC of a 160 acre tract, described in a deed from J.M. Nelson to Milton L. Solberg recorded in Vol. 1148 Page 336, of the Deed Records of Bosque County, Texas, said point also being S. 60-00 W. 3500 feet from the NWC of the W.R. Haviland Survey, for the NWC of this tract;

THENCE N. 60-00 E. along the center of a county road, 454.4 feet to a point for the NE¹/₄ of this tract;

THENCE S. 28-28 E. at 37 feet an iron rod, continuing a total of 693.8 feet to an iron rod in a fence for the SE¹/₄ of this tract;

THENCE S. 66-18 W. along a fence 498.6 feet to a fence post for the SW¹/₄ of this tract;

THENCE N. 24-39 W. along a fence 641.6 feet to the place of beginning from which point a post bears S. 24-39 E. 37.0 feet, containing 7.29 acres.

FILED FOR RECORD ON THE 4 day of AUG. A. D. 1993 at 1:50PM
DULY RECORDED this ... day of AUG. A. D. 1993 at 2:30PM
INSTRUMENT # 02472 PATSY OWEN WIZE, County Clerk
[Signature] Deputy

Exhibit B
Verified Exhibit Showing Condition of Estate

STATE OF TEXAS §
 §
COUNTY OF BOSQUE §

SUE AMUNDSON VIERTEL personally appeared before me today and stated under oath:

"My name is SUE AMUNDSON VIERTEL. I am competent to make this affidavit. The facts stated within this affidavit are within my personal knowledge and are true and correct.

"I am the duly appointed and qualified guardian of the person and estate of WILMA FAY AMUNDSON MEISSNER, an incapacitated person, and in support of the Application for Sale of Real Property, submit this exhibit to the Court to show fully and in detail the condition of the estate since the accounting was approved on October 6, 2022.

Charges and Claims

"There have been no charges or claims against the estate that have been approved or established by suit or have been rejected but may yet be established.

Expenses Incurred Since Inventory

"The following is a full and complete list of all receipts and expenses that have been incurred by the estate since the inventory.

RECEIPTS from July 1, 2022 through February 28, 2023.

<u>Description</u>	<u>Income</u>
Social Security Income	\$ 9,243.00
ERS Retirement Income	\$ 4,803.44
Metropolitan Life	\$ 2,100.00

Interest FSSB Account #807	\$ 5.69
Interest FSSB Account #344	\$ 44.12
Transfers from FSSB #344	<u>\$27,750.00</u>
TOTAL RECEIPTS	\$43,946.25

DISBURSEMENTS from July 1, 2022 through February 28, 2023

<u>Description</u>	<u>Amount Paid</u>
Transfers to FSSB #255	\$27,750.00
Albrecht's Pharmacy	\$ 15.00
Goodall Witcher	\$ 169.20
TX Farm Bureau	\$ 811.50
Rainey & Rainey	\$ 1,314.00
FSSB Safe Deposit	\$ 30.00
Senior Health Pharmacy	\$ 42.34
Willow Park Rehab	\$34,868.00
United Electric Co.	\$ 426.00
Mobile Vision	\$ 69.59
Arlene Swiney	\$ 637.28
Miscellaneous	<u>\$ 15.00</u>
TOTAL DISBURSEMENTS	\$38,398.37

Property Remaining on Hand

"The following is a full and complete list of all property owned by the estate still remaining on hand and liable for the payment of the above charges, expenses, and claims:

<u>Description of Assets</u>	<u>Asset Value</u>
DEPOSITORY: First Security State Bank LOCATION: Cransfills Gap, Texas ACCOUNT TYPE: Checking ACCOUNT #: *255 (2/28/23 ending balance)	\$2,390.35
DEPOSITORY: First Security State Bank LOCATION: Cransfills Gap, Texas ACCOUNT TYPE: Money Market ACCOUNT #: *344 (2/28/23 ending balance)	\$17,606.05
DEPOSITORY: First Security State Bank LOCATION: Cransfills Gap, Texas ACCOUNT TYPE: Savings ACCOUNT #: *807 (9/30/22 ending balance – no activity)	\$7,694.69
DEPOSITORY: MetLife IRA ACCOUNT #: *085 (9/30/22 balance less transfers through 2/23)	\$1,658.06
Total	\$29,349.15

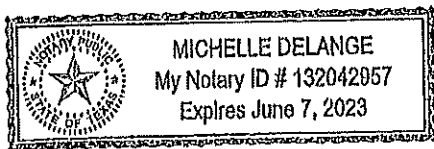
"This sale is sought in the foregoing application in order to continue paying for care., and this sale of real property is in Ward's best interests."

Sue Amundson Viertel

 SUE AMUNDSON VIERTEL
 Guardian

STATE OF TEXAS §
 §
 COUNTY OF MCLENNAN §

SIGNED under oath before me on MAR. 31ST, 2023.



Michelle Delange

 Notary Public, State of Texas