

**CITATION – SALE OF REAL ESTATE UNDER SECTION 356.251 OF
THE ESTATES CODE
NO. 14P086**

**THE STATE OF TEXAS
COUNTY OF MONTAGUE**

TO ALL PERSONS INTERESTED IN THE ESTATE OF BILLY JOE MCCLAIN, DECEASED, No. 14P086, COUNTY COURT, MONTAGUE COUNTY, TEXAS.

SARAH ANN MCCLAIN filed in the COUNTY COURT of MONTAGUE COUNTY, TEXAS on 7th day of October, 2014 an APPLICATION FOR AN ORDER TO SELL THE FOLLOWING PROPERTY of said Estate, situated in COUNTY OF MONTAGUE, to wit:

Description: All that certain tract or parcel of land, situated in Montague County, Texas described as follows: to-wit:

BEING the Northeast one-half of Block No. 33, of Panola County School Land Survey, Abstract No. 587, said Block No. 33 is described by metes and bounds as follows: to-wit:

BEGINNING at the North corner of Block No. 24, and the West corner of Block No. 25, and the South corner of Block No. 32, a stake set on the North bank of a branch, from which a black jack bears S. 72° W. 1 varas and an elm brs. S 72° W. 1 ½ varas, a post oak brs. N. 52° E. 3 varas;

THENCE South 45° West 950 varas to the North corner of Block No. 23, and the West corner of Block No. 24, a stake from which a post oak brs. S. 31-1/2° E, 4 varas;

THENCE N. 45° W. 950 varas to a pile of rock in small prairie from which a large p.o. brs. No. 4 ½° W. 25 varas;

THENCE N. 45° E. 950 varas to the West corner of Block No. 32, a stake from which a post oak brs. N. 13 ½° varas;

THENCE S. 45° E. 950 varas to the place of BEGINNING, continuing within said metes and bounds 160 acres, but the N. E. one-half thereof containing 80 acres, more or less

LESS SAVE AND EXCEPT that certain undivided one-third (1/3) interest deeded to Brandon S. Earp for attorney's fees owed for recovery of title to the property

Estate's Interest: 66.66%

Said application and any opposition will be heard and acted on by said Court at any call of the docket on or after 10 o'clock A.M. on the first Monday next after the expiration of ten days from the date of posting of this citation, the same being the 9th day of October, 2023, at the County Courthouse Annex in Montague, Texas.

All persons interested in said estate are hereby cited to appear before said Honorable Court at said above mentioned time and place by filing a written answer contesting such application should they desire to do so.

The officer executing this citation shall post the copy of this citation at the courthouse door of the county in which this proceeding is pending, or at the place in or near said court house where public notices customarily are posted, for not less that 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.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT at Montague, Texas, on this the 26th day of September, 2023.



**KIM JONES, COUNTY CLERK
MONTAGUE COUNTY, TEXAS**

By Ashley Ritchie
ASHLEY RITCHIE, DEPUTY

SHERIFF'S RETURN

Came to hand on the _____ day of _____ A.D. _____, at _____ o'clock ___ M., and executed on the _____ day of _____ A.D. _____, 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 Montague County, Texas, or at the place in or near the said courthouse where public notices customarily are posted.

FEE - - -Posting Citation - - - - \$ _____

Marshall Thomas, SHERIFF
MONTAGUE COUNTY, TEXAS

By _____
Deputy