

**CITATION – APPLICATION FOR AUTHORITY TO
LEASE REAL ESTATE
NO. 14P086**

**THE STATE OF TEXAS
COUNTY OF MONTAGUE**

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

BRANDON S EARP filed in the COUNTY COURT of MONTAGUE COUNTY, TEXAS on 19th day of
December, 2024 an APPLICATION FOR AUTHORITY TO LEASE REAL ESTATE, situated in
COUNTY OF MONTAGUE, as shown by the inventory:

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, stake from which a post oak brs. N. 13 1/2 °
varas;

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

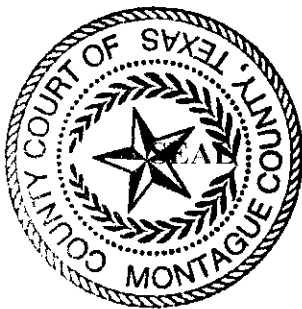
LESS SAVE AND EXCEPT that certain undivided one-third (1/3) interest deeded to Brandon S. Earp for
attorney's fees owned for recovery of title to the property, commonly known as 315 McClain Ln., Sunset, Montague
County, Texas

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 30th day of December, 2024, 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 19th day of
December, 2024.



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

By Laura A Uselton
LAURA A USELTON, 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