

**CITATION – APPLICATION FOR SALE OF REAL PROPERTY UNDER SECTION
356.251 OF THE ESTATES CODE
NO. 19P070
THE STATE OF TEXAS
COUNTY OF MONTAGUE**

TO ALL PERSONS INTERESTED IN THE ESTATE OF FIDEL RAMIREZ, DECEASED, No. 19P070, COUNTY COURT, MONTAGUE COUNTY, TEXAS.

MARIE VATER filed in the COUNTY COURT of MONTAGUE COUNTY, TEXAS on 8th day of April 2022 an APPLICATION FOR SALE OF REAL PROPERTY UNDER SECTION 356.251 OF THE ESTATES CODE THE FOLLOWING PROPERTY of said Estate, situated in COUNTY OF MONTAGUE, to wit:

Exhibit A

Parcel 1: Lot 1335-1337 Block 13, Nocona Hills Addition, City of Nocona, County of Montague, Texas, known as 123 Conejos Drive, Nocona, TX.

Parcel 2: A 1.22 acre tract of land in Block 13 of the Kaufman County School Land Survey, Abstract 407, Montague County, Texas, and being part of a tract of land described as 225.47 acres in Deed to North Montague County Water Supply District Recorded in Vol. 478, Page 171 of the Montague County Deed Records, and being more particularly described as follows: Commencing at an iron found in the North line of said Block 13 for the Northeast corner of said 225.47 acre tract, and being in the South line of Lot 1327 at the Northwest corner of Lot 1329 of Unit Three of Nocona Hills, Plat of the same recorded in Vol. 1, Page 162 of the Montague County Plat Records; THENCE South 00° 51 minutes East along a West line of said Unit Three and East line of said 225.47 acre tract, 469.97 feet to a T-Post for the point of beginning at the Southwest corner of Lot 1334 and Northwest corner of Lot 1335; THENCE South 00° 51 minutes along a West line of Unit Three and East line of said 225.47 acre tract and West line of said Unit Three, 239.95 feet to a Five-Eighths inch iron with cap set for corner at the Southwest corner of Lot 1337 and Northwest corner of Lot 2073 as depicted on said Unit Three Plat; THENCE South 89° 09 minutes West 148.23 feet to a Five-Eighths inch iron with cap set for corner at the approximate 827.5 elevation contour of Nocona Lake; THENCE North 42° 04 minutes 57 seconds West along the approximate 827.5 elevation contour, 131.48 feet to a sixty penny nail set; THENCE North 08° 44 minutes 35 seconds West along the approximate 827.5 elevation contour, 121.42 feet to a sixty penny nail set; THENCE North 43° 32 minutes 56 seconds West along the approximate 827.5 elevation contour, 23.79 feet to a Five-Eighths inch iron with cap set for corner; THENCE North 88° 26 minutes 22 seconds East at 100.22 feet a sixty penny nail set, in all 267.72 feet to the POINT OF BEGINNING.

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 25th day of April, 2022, 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 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.

ISSUED AND GIVEN UNDER MY HAND AND SEAL OF SAID COURT at Montague, Texas, on this the 8th day of April, 2022.



**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