

Clerk of the Court
Tracy Smith, County Clerk
128 Jefferson St. Ste. C
Sulphur Springs, Tx. 75482

10-23
Attorney or Person Filing Cause
SMITH & SMITH LAW FIRM
300 OAK AVENUE
SULPHUR SPRINGS, TX 75482

THE STATE OF TEXAS
CITATION

CAUSE NO. P22-14580

APPLICATION FOR ORDER OF SALE OF REAL PROPERTY

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUIS EDDIE BUCHANAN, Deceased, Docket No. P22-14580, in the COUNTY COURT, Presiding Judge ROBERT NEWSOM, of HOPKINS County, Texas:

JOHN BUCHANAN filed in said Court on 10/11/2023, an APPLICATION FOR ORDER OF SALE OF REAL PROPERTY of the above numbered and styled Estate, situated in HOPKINS County, Texas, and description of said property is as follows:

SEE EXHIBIT 'A' ATTACHED

Said Application and any opposition may be heard and acted upon 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 (10) days from date of posting this citation, the same being 10/23/2023, at the COUNTY CLERK'S OFFICE, 128 JEFFERSON ST. STE. C, SULPHUR SPRINGS, TX. 75482.

All persons interested in said estate are hereby notified of the right under §356.254 of the Texas Estates Code to file an opposition to the sale on or before the above-noted date and time.

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 or contest to said Application should they desire to do so. To ensure its consideration, you or your attorney must file any objection, intervention, or response in writing with the County Clerk of HOPKINS County, Texas on or before the above-noted date and time.

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 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 SULPHUR SPRINGS, Texas, on 10/11/2023.



TRACY SMITH, COUNTY CLERK
HOPKINS COUNTY, TEXAS

BY:

Stacy Ragan
STACY RAGAN, Deputy

OFFICER'S RETURN

Came to hand on the 12th day of OCT, 2023, at 10:00 o'clock A.M., and executed on the 12th day of OCT, 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 COURTHOUSE door of HOPKINS County, Texas, or at the place in or near the said COURTHOUSE where public notices customarily are posted, that is from 10-12-23, 20____, through 10/23/2023, inclusive.

CONSTABLE PCT# 1
HOPKINS County, Texas

[Signature]

EXHIBIT "A"

TRACT ONE (Lot 8):

All that certain lot, tract or parcel of land described as follows, to-wit: Located about 1 miles west from State Highway No. 19, being a part of the J. Y' Barbo Survey, Abst No. 1102, and lying in the west edge of the City of Sulphur Springs, Texas, and being Lot Eight (8) of Block Three (3) as shown by Final Plat of Winding Creek Estates, dated. Jan. 9, 1978, recorded in Vol. 5, page 32, Map Records, Hopkins County, Texas.

Being the same land described in a Deed from W. W. Dykes et ux Cora Jane Dykes to Darrell Glenn Coleman et ux Kathy Jo Coleman, recorded in Vol. 395, Page 845, Deed Records of Hopkins County, Texas.

TRACT TWO (Lot 9):

All that certain lot, tract or parcel of land described as follows, to-wit:

Located about 1 miles west of State Highway No. 19, being a part of the J. Y'Barbo Survey, Abst. No. 1102, and lying in the west edge of the City of Sulphur Springs, Texas, and being a part of Lot Nine (9) of Block Three (3) , as shown by Final Plat of Winding Creek Estates, dated January 9, 1978, recorded in Vol. 5, Page 32, Map Records, Hopkins County, Texas, and being more particular described as follows:

Beginning at the southeast corner of Lot Eight (8) of Block Three (3) as described in Warranty Deed from Darrell Glenn Coleman and wife, Kathy Jo Coleman to Louis E. Buchanan and wife, Carolyn J. Buchanan, dated July 13, 1984, recorded in Vol. 440, Page 464, Deed Records of Hopkins County, Texas ;

Thence south 30 feet along the east boundary line of Lot Nine (9) of Block Three (3) of the Final Plat of Winding Creek Estates dated January 9, 1978, recorded in Vol. 5, Page 3, Map Records, Hopkins County, Texas, to a stake for corner;

Thence west parallel with the south boundary line of Lot Eight (8) of Block Three (3) to the west boundary line of Lot Nine (9) to a stake for corner;

Thence in a northeasterly direction along the west boundary line of Lot Nine (9) of Block Three (3) to the southwest corner of Lot Eight (8) of Block Three (3) to a stake for corner;

Thence east along the south boundary line of Lot Eight (8) of Block Three (3) to the point of beginning, containing the north 30 feet off of Lot Nine (9), of Block Three (3) of the Winding Creek Estates.