

18877

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

NOTICE FOR APPLICATION TO DETERMINE HEIRSHIP **26 PM 4:23**

TO ALL PERSONS INTERESTED IN THE ESTATE OF RONNIE LEE ALLEN: *Valerie Bradley*

JULIE ALLEN filed in the County Court at Law #2 of Hunt County, Texas, on the 05/22/2020, an APPLICATION TO DETERMINE HEIRSHIP AND AN APPLICATION FOR INDEPENDENT ADMINISTRATION AND LETTER OF ADMINISTRATION

Said application may be heard and acted on at said Court after 10:00 A.M. on the first Monday next after the expiration of ten days from date of posting this citation, the same being the JUNE 8, 2020, at the County Courthouse thereof, in the city of Greenville, Texas.

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

All interested persons are further advised that they have the right to employ an attorney and that if they or their attorney fail to file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of ten days after the posting of this citation, the Court may enter orders with binding effects upon said persons.

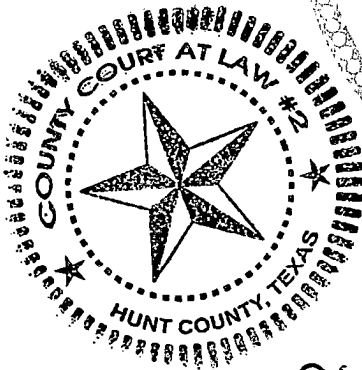
The officer executing this citation shall post the copy of this citation at the Courthouse door of the County in which this proceeding is pending, or at the place in or near said Courthouse where public notices customarily are posted, for not less than 10 days before the return day thereof, exclusive 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 Greenville, Texas, on the on this the 26th day of May, 2020.

JENNIFER LINDENZWEIG, CLERK
County Court at Law #2
P.O. Box 1316
Greenville, Texas 75403

By: *Melissa Young*

Melissa Young, Deputy



SHERIFF'S RETURN

Came to hand on the 26th day of May, 2020 at 2 o'clock P. M. and executed on the 26th day of May, 2020 by posting a copy of the within Citation for ten days, exclusive of the day of posting, before the return day hereof, at the designated place in or near the Courthouse of Hunt County, Texas, where public notices are posted.

RANDY MEEKS, Sheriff
Hunt County, Texas

By: *Randy Meeks*

Deputy

18877

No. _____

IN THE ESTATE OF

RONNIE LEE ALLEN,

DECEASED

§
§
§
§
§

IN THE PROBATE COURT

Hunt County - County Court at Law
 NO. _____

HUNT COUNTY, TEXAS

APPLICATION FOR INDEPENDENT ADMINISTRATION
AND LETTERS OF ADMINISTRATION
PURSUANT TO SECTION 401.003 OF THE TEXAS ESTATES CODE

TO THE HONORABLE JUDGE OF SAID COURT:

Julie Allen ("Applicant"), furnishes the following information to the Court in support of this Application for Independent Administration of the Estate of Ronnie Lee Allen ("Decedent"), and for issuance of Letters of Administration pursuant to Section 401.003 of the Texas Estates Code:

1. Applicant Julie Allen is an individual interested in this Estate, being domiciled in and residing at 4470 CR 2208, Greenville, Hunt County, Texas 75403. Julie Allen is the wife of Decedent. The last three digits of the social security number of Julie Allen are 647. The last three digits of the driver's license number of Julie Allen are 972.

2. Decedent died intestate on April 30, 2020, at 4215 Joe Ramsey Boulevard E, Greenville, Hunt County, Texas, at the age of 62 years. Decedent's domicile at the time of his death was 4470 CR 2208, Greenville, Hunt County, Texas. The last three digits of the social security number of Decedent are 667. The last three digits of the driver's license number of Decedent are 131.

3. This Court has jurisdiction and venue is proper because Decedent was domiciled in Texas and had a fixed place of residence in this County on the date of his death.

4. Decedent owned property described generally as real estate, cash, personal effects and household goods of a probable value in excess of \$150,000.00

5. The name, age, marital status, and address of each of Decedent's heirs, and the relationship of each heir to Decedent are as follows:

- a. Name: Julie Allen
Age: 56
Marital Status: Widowed
Address: 4470 CR 2208, Greenville, Hunt County, Texas 75403
Relationship: Wife
- b. Name: Nicholas Lee Allen
Age: 32
Marital Status: Single
Address: 303 Estuary Drive, Royce City, Rockwall County, Texas 75189
Relationship: Son
- c. Name: Kristina Ann Allen
Age: 30
Marital Status: Single
Address: 4470 CR 2208, Greenville, Hunt County, Texas 75403
Relationship: Daughter

6. A necessity exists for the administration of the estate, specifically real and personal property.

7. The listing of heirs includes any living child of the decedent. Decedent was not predeceased by any child.

8. Decedent was never divorced.

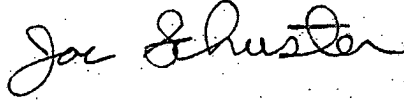
9. Decedent did not leave a will. However, there exists a necessity for administration of the Estate, all of the Distributees agree on the advisability of having an independent administration and also agree that Julie Allen should be appointed Independent Administrator. The Distributees therefore request that no action shall be had in the statutory probate court in

relation to the settlement of the Decedent's estate other than the return of an inventory, appraisalment and list of claims of the estate or an affidavit in lieu of the inventory, appraisalment and list of claims. Julie Allen is not disqualified by law from serving as such or from accepting Letters of Administration, and would be entitled to such letters.

10. Julie Allen, Nicholas Lee Allen and Kristina Ann Allen are the distributees of the Estate and are the only persons required to receive notice under Section 401.004 of the Texas Estates Code. Julie Allen, Nicholas Lee Allen and Kristina Ann Allen will each file a Distributee's Consent to Application for Independent Administration and Waiver of Notice. An independent administration of the Decedent's estate pursuant to Section 401.003 of the Texas Estates Code is advisable and in the best interests of the Decedent's estate and of the heirs and distributees of the Decedent's estate.

WHEREFORE, Applicant prays that citation with respect to this Application for Independent Administration and Letters of Administration pursuant to Section 401.003 of the Texas Estates Code be issued and served as required by law to all persons interested in this Estate; that it be adjudged to be advisable and in the best interests of the Decedent's estate for Julie Allen to be appointed to serve as Administrator under the provisions of Section 401.003 of the Texas Estates Code; that Letters of Administration be issued to Julie Allen; and that no action be had in this court in relation to the settlement of such estate other than the return of an inventory, appraisalment, and list of claims of such estate or an affidavit in lieu of the inventory, appraisalment and list of claims; and that all other Orders be entered as the Court may deem proper

Respectfully submitted,



Jac Schuster
Attorney for Julie Allen
State Bar No.: 24075038
Attorney at Law
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Allen, Texas 75013
Telephone: (214) 843-1751
Facsimile: (214) 785-2945
E-mail: jac@jacschuster.com

Description: BEING SITUATED IN THE KIMBLE SURVEY, ABSTRACT NO. 572, HUNT COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 26.8059-ACRE TRACT AS DESCRIBED IN A DEED TO MAHLON E. ALLEN ET UX OF RECORD IN VOLUME 874, PAGE 775, DEED RECORDS OF SAID COUNTY AND THIS TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A STEEL SPIKE FOUND IN THE CENTER OF AN ASPHALT COUNTY ROAD AT THE NORTHWEST CORNER OF SAID 26.8059-ACRE TRACT;
THENCE SOUTH 89 DEG 59' 00" EAST ALONG THE CENTER OF SAID ROAD AND NORTH LINE OF SAID TRACT A DISTANCE OF 251.24 FEET TO A POINT FOR CORNER FROM WHICH AN IRON ROD SET FOR REFERENCE BEARS SOUTH 00 DEG 01' 00" WEST A DISTANCE OF 15.11 FEET;
THENCE SOUTH 00 DEG 01' 00" WEST A DISTANCE OF 246.83' TO

REAL PROPERTY

and personal property as follows:

6. At the time of Decedent's death, Decedent owned real property in the State of Texas

Name	Relationship	Community Property	Separate Personal Property	Separate Real Property
Julie Allen	Wife of Decedent	1/1	1/3	0/1, Life estate in 1/3 of real property
Nicholas Lee Allen	Son of Decedent and Julie Allen	0/1	1/2 of 2/3	1/2 subject to Surviving Spouse's Life estate in 1/3 of real property
Kristina Ann Allen	Daughter of Decedent and Julie Allen	0/1	1/2 of 2/3	1/2 subject to Surviving Spouse's Life estate in 1/3 of real property

- b. Name: Nicholas Lee Allen, an adult
Address: 303 Estuary Drive, Royce City, Rockwall County, Texas 75189
Relationship: Son
- c. Name: Kristina Ann Allen, an adult
Address: 4470 CR 2208, Greenville, Hunt County, Texas 75402
Relationship: Daughter

AN IRON SET FOR CORNER:

THENCE NORTH 89 DEG 59' 00" WEST A DISTANCE OF 251.14 FEET TO AN IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID 26.8059 ACRE TRACT;

THENCE NORTH ALONG AND NEAR AN EXISTING FENCE LINE A DISTANCE OF 346.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2 ACRES OF LAND, more commonly known as 4470 CR 2208, Greenville, Hunt County, Texas 75403.

Type: Community Property

Value: \$248,440.00 total, of which \$124,220.00 is Decedent's share.

PERSONAL PROPERTY

Description: Household goods

Type: Community Property

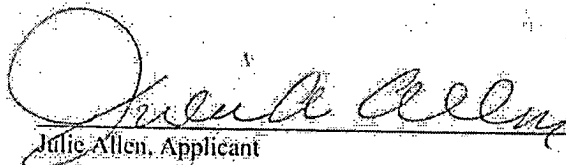
Value: \$1,000 total, of which \$500.00 is Decedent's share.

7. The listing of heirs includes any living child of the decedent.
8. Decedent was not predeceased by any child.
9. At the time of his death, Decedent was married to Julie Allen. Other than this marriage, Decedent had never been married.
10. All children born to or adopted by Decedent have been listed. Each marriage of Decedent has been listed.
11. To the best of my knowledge, Decedent died intestate.
12. This Application does not omit any information required by the Texas Estates Code, Sections 202.004, 202.005, 202.007 and 202.008, except as follows: None.
13. There are no debts owed by Decedent that are not secured by liens upon real estate and there is no necessity for an administration of this Estate.

14. This Application contains all of the material facts and circumstances within the knowledge and information of the Applicant that might reasonably tend to show the time or place of death or the names or residences of all heirs, if the time or place of death or the names or residences of all the heirs are not definitely known to the Applicant, except as follows: None.

Applicant prays that citation issue as required by law, that an attorney ad litem be appointed to represent the interests of heirs whose names and/or locations are unknown and any incapacitated heir upon a finding that the appointment is necessary to protect the interests of that heir; that upon hearing hereof, this Court determine who are the heirs and only heirs of Decedent and their respective shares and interests in this Estate; and that no necessity exists for an administration of Decedent's Estate;

Respectfully submitted,


Julie Allen, Applicant



Joe Schuster
Attorney for Applicant
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Attorney at Law
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Allen, Texas 75013
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APPLICATION TO DETERMINE HEIRSHIP
IN THE ESTATE OF RONNIE LEE ALLEN, DECEASED
Cause No. _____

STATE OF TEXAS

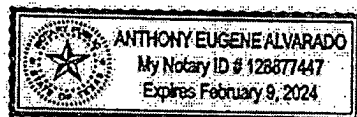
COUNTY OF HUNT

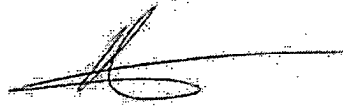
I, Julie Allen, Applicant, having been duly sworn, hereby state on oath that insofar as is known to me, all of the allegations of the foregoing Application to Determine Heirship are true in substance and in fact and that no material fact or circumstance has, within my knowledge, been omitted from the Application.


Julie Allen, Applicant

SWORN TO AND SUBSCRIBED BEFORE ME BY Julie Allen, on the th 18 day of

May, 2020, to certify which witness my hand and seal of office.




Notary Public, State of Texas

APPLICATION TO DETERMINE HEIRSHIP
IN THE ESTATE OF RONNIE LEE ALLEN, DECEASED
Cause No. _____

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