

Case No. 2017PC2912

IN THE GUARDIANSHIP OF	§	IN THE PROBATE COURT
	§	
CHARLES INNESS THRASH,	§	NO. 1
	§	
AN INCAPACITATED PERSON	§	BEXAR COUNTY, TEXAS

ORDER ON AMENDED APPLICATION FOR SALE OF REAL PROPERTY

On this day, the Court considered the *Amended Application for Sale of Real Property* filed by Tonya M. Barina, Guardian of the Estate of Charles Inness Thrash, by and through her attorney, upon which the Court finds as follows:

1. Citation has been issued and served as required by law, and no one contested the application.
2. The application was accompanied by an exhibit ("Exhibit A"), verified by affidavit, showing the condition of the estate, and the application and exhibit meet the requirements of section 1158.252 of the Texas Estates Code.
3. A legal description of the real property to be sold is contained in Exhibit A attached to the application and is made a part of this order.
4. The general bond of guardian Tonya M. Barina is sufficient as required by law as a result of proceeds from this sale being deposited into a Safekeeping account.
5. The sale sought in the foregoing application is necessary and advisable:
 - a. to pay expenses of administration, allowances, and claims against the ward or the ward's estate;
 - b. to remedy a deficiency in the ward's liquid estate because the income of a ward's estate and the personal property of the estate are insufficient to pay for the maintenance of the ward, or other debts and expenses of the estate; and
 - c. because it is in the best interests of the ward and his estate to sell said real property as it does not produce sufficient revenue or otherwise make a fair return on the value and cost of maintaining said real property.

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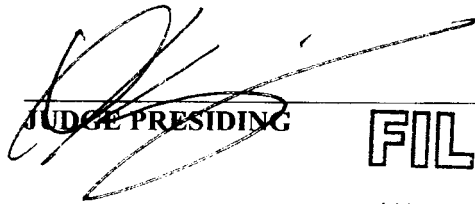
6. The application should be granted and said properties should be sold at a private sale.

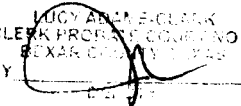
IT IS THEREFORE ORDERED that the real properties described in Exhibit B attached to the application (Legal Description: (1) Lot 1642, SHAVANO PARK, UNIT 16-F, Bexar County, Texas; more commonly known as 310 Harvard Oak, Shavano Park, Bexar County, TX; and (2) Unit 2107, Bldg. B, NCB 14595, ASPEN VILLAGE CONDOMINIUMS, PHASE II, Bexar County, Texas; more commonly known as 4107 Medical Drive, Unit 2107, San Antonio, TX 78229), be sold at a private sale for cash.

IT IS FURTHER ORDERED that the net proceeds from said sale or sales shall be deposited directly into a safekeeping account established and prescribed by this Court prior to such sale pursuant to section 1105.156 of the Texas Estates Code.

IT IS FURTHER ORDERED that no additional bond is required of Tonya M. Barina at this time and that after the sale has been made, a report of sale be returned as required by law.

SIGNED on May 27, 2019.


JUDGE PRESIDING

FILED
MAY 31 2019
LUCY ANN E. CLARK
CLERK PROBATE COURT NO. 1
BEXAR COUNTY TEXAS
BY 

APPROVED AS TO FORM:

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s/ Karen R. Andersen
Karen R. Andersen
State Bar No. 24088735
Attorney for Guardian of Estate of Charles Inness Thrash

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EXHIBIT B
LEGAL DESCRIPTIONS

Property Address: 310 Harvard Oak, Shavano Park, TX 78230
Legal Description: Lot 1642, SHAVANO PARK, UNIT 16~F, City of Shavano Park, Bexar County, Texas according to Plat recorded in Volume 9538, Pages 66-69, Deed and Plat Records, Bexar County, Texas

Property Address: 4107 Medical Drive, Unit 2107, San Antonio, TX 78229
Legal Description: Unit Number 2107, Building B, New City Block 14595, ASPEN VILLAGE CONDOMINIUMS, PHASE II, a condominium project in the City of San Antonio, Bexar County, Texas, as fully described in Condominium Declaration recorded in Volume 9, Page 723, merged and annexed by Volume 9, Page 881, Volume 9, Page 903, Volume 10, Page 677, Volume 10, Page 966 and further merged and annexed by Volume 11, Page 654, Condominium Records of Bexar County, Texas, together with an undivided interest in the common elements.

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