

## ORDER ON MOTION FOR APPOINTMENT OF RECEIVER

On \_\_\_\_\_, 202\_\_, the Court considered the Motion for Appointment of Receiver of \_\_\_\_\_, for the immediate appointment of a receiver to take charge and possession of property located at:

\_\_\_\_\_

The Court, after hearing pleadings, evidence, and argument of counsel, is of the opinion that proper grounds exist for the immediate appointment of a receiver.

The Court finds that Lainie Ramsey ("Receiver") of Stewardship Real Property Receivers, LLC is licensed with the Texas Real Estate Commission, registered voter, citizen, and resident of Texas and is qualified to serve as Receiver.

IT IS ORDERED that the appointment of Lainie Ramsey as Receiver is conditioned upon Lainie Ramsey completing an oath of receivership pursuant to Chapter 64 of the Texas Civil Practice and Remedies Code.

IT IS THEREFORE ORDERED that Lainie Ramsey is appointed Receiver to take charge and possession of the real property located at:

ADDRESS: \_\_\_\_\_, \_\_\_\_\_ County, Texas \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_

Bond for Receiver is set at \$100.00 and that such bond be placed with the registry of the Court. The bond posting shall be remitted to the Receiver upon successful discharge by the Court.

IT IS FURTHER ORDERED that Receiver is authorized to manage, control, and dispose

of the property as she sees fit in her sole discretion.

IT IS FURTHER ORDERED that the list price of the Residence shall be sold a Fair Market Value and Fair Market Value shall be based on a Comparative Market Analysis or Broker's Opinion of Value. Receiver is ordered to present each party with such reports. IT IS ORDERED that Receiver may use her full discretion and has the authority to set the list price of the Residence based upon the Comparative Market Analysis or Broker's Opinion of Sale. IT IS ORDERED that Receiver has the authority to enter into a contract of sale on the Residence. IT IS ORDERED that the parties may agree to the sales contract, and execute same with Receiver's approval. Once Receiver has entered into a contract of sale, Receiver must obtain a Court Order approving the contract for sale on a motion and the Receiver shall give at least ten days' notice to the parties prior to closing on the sale of the Residence.

IT IS FURTHER ORDERED that the parties shall fully cooperate with Receiver, including, without limitation, signing any real estate listing agreement, showing property to prospective buyers, and vacating premises, if necessary, in the opinion of Receiver. IT IS FURTHER ORDERED that the parties shall keep the Residence in show-worthy condition at all times and neither party shall inhabit the property unless the Receiver agrees otherwise.

Receiver may enforce this order by contempt if the parties do not cooperate.

SIGNED on \_\_\_\_\_.

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JUDGE PRESIDING