

**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**

ATTORNEYS AT LAW

100 THROCKMORTON, SUITE #1700

FORT WORTH, TEXAS 76102

817/877-4589

FAX 817/877-0601

**TAX SALE**

**10:00 A.M.**

**X**

**JUNE 4, 2024**

**X**

**WEATHERFORD INDEPENDENT  
SCHOOL DISTRICT, AZLE  
INDEPENDENT SCHOOL DISTRICT,  
ALEDO INDEPENDENT SCHOOL  
DISTRICT, SPRINGTOWN  
INDEPENDENT SCHOOL DISTRICT**

**PARKER COUNTY CONSTABLE'S SALE**

All of the property listed below will be sold at Constable's Sale at the South Door of the Parker County courthouse, 117 Fort Worth Highway, in Weatherford, Texas on March 5, 2024, beginning at 10:00 A.M. The Constable or his agent will sell the property to the highest bidder for cash upon oral bids under the rules governing auction sales generally. The bid must start at the amount of the opening bid set out opposite each tract, and no bid for less than this figure can be accepted by the officer conducting the sale. This property is being sold for taxes, and all sales are made subject to a right to redeem within the time and in the manner provided by law. Tax sale purchasers do have a legal right of possession of the property during the redemption period. Purchasers will receive the ordinary type of Constable's Deed, which is without warranty. It will also be necessary for the bidders to satisfy themselves concerning location of the property on the ground prior to the sale. Maps and plats of these subdivisions are on file in the office of the County Clerk at Weatherford, Texas, and all papers in the suit(s) on which this sale is based are on file in the office of the District Clerk. Information concerning the sale may also be obtained from the tax office(s) of Weatherford Independent School District, Azle Independent School District, Aleo Independent School District, Springtown Independent School District.

**SUIT NO.**                      **PROPERTY**    **OPENING BID**

#CV20-1490                      Springtown ISD, et al vs. Edward L. Vaughn, et al

①                      IMPROVEMENT ONLY ON 812 N AVE B, LOCATED IN                      \$4,989.99  
PARKER COUNTY, TEXAS.  
ACCT. NO. R092937  
Adjudged Value: \$39,740.00  
Subject to 2022 & 2023 Taxes Being Paid

---

#CV21-0887                      Weatherford ISD, et al vs. Sam W. Reynolds

②                      LOT 8, BLOCK 36, HORSESHOE BEND ADDITION,                      \$2,817.54  
PHASE II, SECTION SEVEN, AN ADDITION TO PARKER  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF, RECORDED IN VOLUME 360-A, PAGE 13,  
PLAT RECORDS OF PARKER COUNTY, TEXAS.  
ACCT. NO. R012081  
Adjudged Value: \$5,000.00  
Subject to 2023 Taxes Being Paid

---

#CV22-0617                      Springtown ISD, et al vs. Pedro D. Rodriguez, Sr., aka Pedro  
David Rodriguez, Sr., et al

③                      ALL THAT CERTAIN TRACT OF LAND SITUATED IN                      \$11,889.59  
THE T&P RR CO. SURVEY, ABSTRACT 1374, PARKER  
COUNTY, TEXAS, DESCRIBED AS 16.31 ACRES, MORE  
OR LESS, IN DEED DATED OCTOBER 19, 1999, FROM  
ONEITA RUTH GREEN ETUX TO PHYLLIS  
RODRIGUEZ, IN VOLUME 1842, PAGE 703, REAL  
RECORDS OF PARKER COUNTY, TEXAS; SAVE &  
EXCEPT HOWEVER, THAT CERTAIN 1.00 ACRE  
TRACT DESCRIBED IN VOLUME 1865, PAGE 893, REAL  
RECORDS OF PARKER COUNTY, TEXAS, LEAVING  
HEREIN A RESIDUE OF 15.31 ACRES, MORE OR LESS.  
AND PERSONAL PROPERTY CONSISTING OF A 28 X  
56, 1993 MASTERPIECE MOBILE HOME, LABEL NO.  
TEX0476672/3, SERIAL NO. MP151247A/B, LOCATED IN  
PARKER COUNTY, TEXAS.  
ACCT. NO. R053977 (R070629) R053976  
Adjudged Value: \$195,350.00

#CV22-1481

Weatherford ISD, et al vs. Sheryl Livingston, aka Sheryl Lynn Livingston

4

TRACT 1: 0.781 ACRE, MORE OR LESS, SITUATED IN THE M.A. MARTIN SURVEY, ABSTRACT 964, PARKER COUNTY, TEXAS, AS DESCRIBED IN DEED DATED AUGUST 23, 2007, FROM ROBERT JOSEPH JACKSON TO SHERYL LIVINGSTON, IN VOLUME 2896, PAGE 926, OFFICIAL RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R089622  
Adjudged Value: \$48,570.00

\$3,775.00

5

TRACT 2: 1.00 ACRE, MORE OR LESS, SITUATED IN THE M.A. MARTIN SURVEY, ABSTRACT 964, PARKER COUNTY, TEXAS, AS DESCRIBED IN DEED DATED APRIL 26, 2006, FROM SANDRA WITKINS TO SHERYL LIVINGSTON, IN VOLUME 2483, PAGE 888, OFFICIAL RECORDS OF PARKER COUNTY, TEXAS AND PERSONAL PROPERTY CONSISTING OF A 16X70 MOBILE HOME, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. R049057  
Adjudged Value: \$69,610.00

\$4,836.28

#CV22-1486

Weatherford ISD, et al vs. Francisco Loya, et al

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE JAMES A. YEOMAN SURVEY, ABSTRACT 1693, PARKER COUNTY, TEXAS, DESCRIBED AS 3.50 ACRES, MORE OR LESS, IN DEED DATED JUNE 1, 1945, FROM CHARLES FANT TO J. M. WALKER, IN VOLUME 202, PAGE 192, DEED RECORDS OF PARKER COUNTY, TEXAS; SAVE & EXCEPT HOWEVER, THE FOLLOWING:

- A. THAT CERTAIN 0.265 ACRE TRACT DESCRIBED IN VOLUME 203, PAGE 269, DEED RECORDS OF PARKER COUNTY, TEXAS;
- B. THAT CERTAIN 1.077 ACRE TRACT DESCRIBED IN VOLUME 203, PAGE 336, DEED RECORDS OF PARKER COUNTY, TEXAS;
- C. THAT CERTAIN 0.322 ACRE TRACT DESCRIBED IN VOLUME 203, PAGE 338, DEED RECORDS OF PARKER COUNTY, TEXAS;
- D. THAT CERTAIN 0.555 ACRE TRACT DESCRIBED IN VOLUME 218, PAGE 255, DEED RECORDS OF PARKER COUNTY, TEXAS; AND
- E. THAT CERTAIN 0.241 ACRE TRACT DESCRIBED IN VOLUME 250, PAGE 506, DEED RECORDS OF PARKER COUNTY, TEXAS

\$9,312.71

*Pulled*

LEAVING HEREIN A RESIDUE OF 1.04 ACRES, MORE  
OR LESS. ACCT. NO. R034681  
Adjudged Value: \$100,000.00

#CV22-1603

Aledo ISD, et al vs. Robert M. Garrett, III, aka Robert Moore  
Garrett, III

6

TRACT 1: 0.007718 ROYALTY INTEREST IN AND TO THE LASATER 1 LEASE, RAILROAD COMMISSION #251042, BEDROCK PRODUCTION, OPERATOR, SAID WELL BEING LOCATED IN THE MAYO W J SURVEY, ABSTRACT #975, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N058791  
Adjudged Value: \$7,040.00  
Subject to 2023 Taxes Being Paid

\$444.58

7

TRACT 2: 0.007718 ROYALTY INTEREST IN AND TO THE LASATER 2 LEASE, BEDROCK PRODUCTION, OPERATOR, SAID WELL BEING LOCATED IN THE MAYO W J SURVEY, ABSTRACT #975, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N058818  
Adjudged Value: \$1,670.00  
Subject to 2023 Taxes Being Paid

\$798.19

8

TRACT 3: 0.001491 ROYALTY INTEREST IN AND TO THE MADDIX UNIT 1 LEASE, RAILROAD COMMISSION #26303, EAGLERIDGE OPERATING, OPERATOR, SAID WELL BEING LOCATED IN THE W A THORP SURVEY, ABSTRACT #1331, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N079490  
Adjudged Value: \$200.00  
Subject to 2023 Taxes Being Paid

\$200.00

9

TRACT 4: 0.001491 ROYALTY INTEREST IN AND TO THE MADDIX UNIT 2 LEASE, RAILROAD COMMISSION #264412, EAGLERIDGE OPERATING, OPERATOR, SAID WELL BEING LOCATED IN THE W A THORPH SURVEY, ABSTRACT #1331, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N079568  
Adjudged Value: \$450.00  
Subject to 2023 Taxes Being Paid

\$450.00

#CV22-1634

Weatherford ISD, et al vs. Dario Ortega, et al

10

0.379 ACRE, MORE OR LESS, BEING A PART OF BLOCK 11, SITUATED IN THE SARAH MONK SURVEY, ABSTRACT NO. 906, CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, AS DESCRIBED IN DEED DATED MARCH 29, 2005, FROM GLENN CROOKS, JR., TO DARIO ORTEGA ETUX, IN VOLUME 2311, PAGE 1327, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R047716  
Adjudged Value: \$105,070.00

\$6,550.42

#CV22-1654

Weatherford ISD, et al vs. Sandra Anne Herman

11

TRACT 1: 0.0125 ROYALTY INTEREST, IN AND TO THE CLARK #3H LEASE, RAILROAD COMMISSION #238917, CROWN EQUIPMENT, OPERATOR, SAID WELL BEING LOCATED IN THE OVERTON A SURVEY, ABSTRACT #1032, LOCATED IN PARKER COUNTY, TEXAS.  
ACCT. NO. N092343  
Adjudged Value: \$5,790.00  
Subject to 2023 Taxes Being Paid

\$2,879.92

12

TRACT 2: 0.0125 ROYALTY INTEREST, IN AND TO THE CLARK L T #1 LEASE, CROWN EQUIPMENT, OPERATOR, SAID WELL BEING LOCATED IN THE OVERTON AARON SURVEY, 89135 SIDEAD, ABSTRACT #1032, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N091102  
Adjudged Value: \$30.00  
Subject to 2023 Taxes Being Paid

\$30.00

13

TRACT 3: 0.0125 ROYALTY INTEREST, IN AND TO THE CLARK LT #1 LEASE, CROWN EQUIPMENT, OPERATOR, SAID WELL BEING LOCATED IN THE OVERTON AARON SURVEY, 89135 SIDEAD, ABSTRACT #1032, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N101894  
Adjudged Value: \$90.00  
Subject to 2023 Taxes Being Paid

\$90.00

#CV23-0026

Springtown ISD, et al vs. Wendy Allen, aka Wendy LeeAnn Brackett, et al

(H)

1.00 ACRE, MORE OR LESS, BEING TRACT 46, OAK MEADOWS, PHASE ONE, AN ADDITON TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 'B', SLIDE 197, PLAT RECORDS OF PARKER COUNTY, TEXAS AND PERSONAL PROPERTY CONSISTING OF A 28X58 CREST RIDGE MOBILE HOME, LABEL #NTA0654338/9, SERIAL #CRH1TX7265A/B, LOCATED IN PARKER COUNTY, TEXAS.

\$2,433.68

ACCT. NO. R019636

Adjudged Value: \$63,680.00

Subject to 2023 Taxes Being Paid

#CV23-0030

Springtown ISD, et al vs. Tommy Lee, aka Thomas Robert Lee

LOT 24, SOUTH FORTY ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 'B', SLIDE 234, PLAT RECORDS OF PARKER COUNTY, TEXAS AND PERSONAL PROPERTY CONSISTING OF A MOBILE HOME, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. R025805

\$3,305.99

Adjudged Value: \$36,000.00

Subject to 2023 Taxes Being Paid

*Pulled*

#CV23-0033

Springtown ISD, et al vs. Gregory D. Heinrich, aka Gregory Dale Heinrich, et al

(15)

LOT 15, CASA DE LOS INDIOS, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 'A', SLIDE 353, PLAT RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R003998

\$4,003.78

Adjudged Value: \$50,000.00

Subject to 2023 Taxes Being Paid

---

#CV23-0045

Springtown ISD, et al vs. Denise L. Gilliland, aka Denise Lois Gilliland

16

LOT 54, CANYON VALLEY ESTATES, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 'B', SLIDE 183, PLAT RECORDS OF PARKER COUNTY, TEXAS AND PERSONAL PROPERTY CONSISTING OF A 30X60 RIO LIBERTY MOBILE HOME, LABEL #HWC0368381/2, SERIAL #CW2010454TXA/B, LOCATED IN PARKER COUNTY, TEXAS.  
ACCT. NO. R003113  
Adjudged Value: \$72,260.00  
Subject to 2023 Taxes Being Paid

\$3,173.73

#CV23-0453

Azle ISD, et al vs. Martha Bernardino Rufino, et al

17

0.41 ACRE, MORE OR LESS, BEING TRAT 6, LOMA VISTA ADDITION #2, A SUBDIVISION IN PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 'A', SLIDE 542, PLAT RECORDS OF PARKER COUNTY, TEXAS AND PERSONAL PROPERTY CONSISTING OF A 14X80 ARTCRAFT MOBILE HOME, LABEL #TEX0084210, SERIAL #80148532AL, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. R016676 (61000016676)  
Adjudged Value: \$87,220.00

\$3,697.94

---

**All of the foregoing property being located in Parker County, Texas, and all volume and page references unless otherwise indicated, being to the Deed Records, Parker County, to which instruments reference is here made for a more complete description of each respective tract**

---

MOCKINGBIRD

ASH

MAIN

AVENUE A

AVENUE B

R0929937

9TH



This map is for informational use only. It does not represent an approximate plan or location of the property.



DELAWARE

R012081

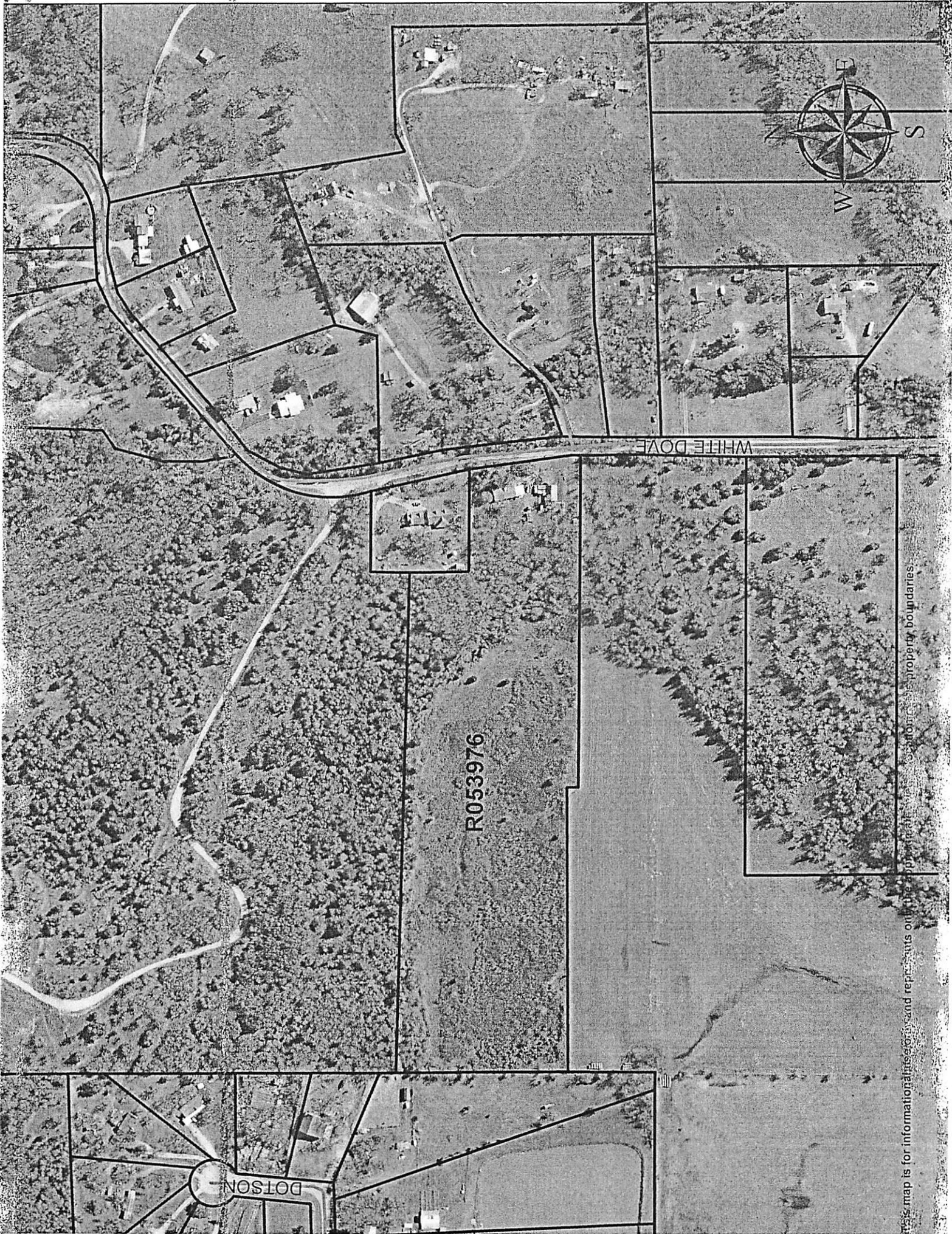
KICKAPOO

SHAWNEE

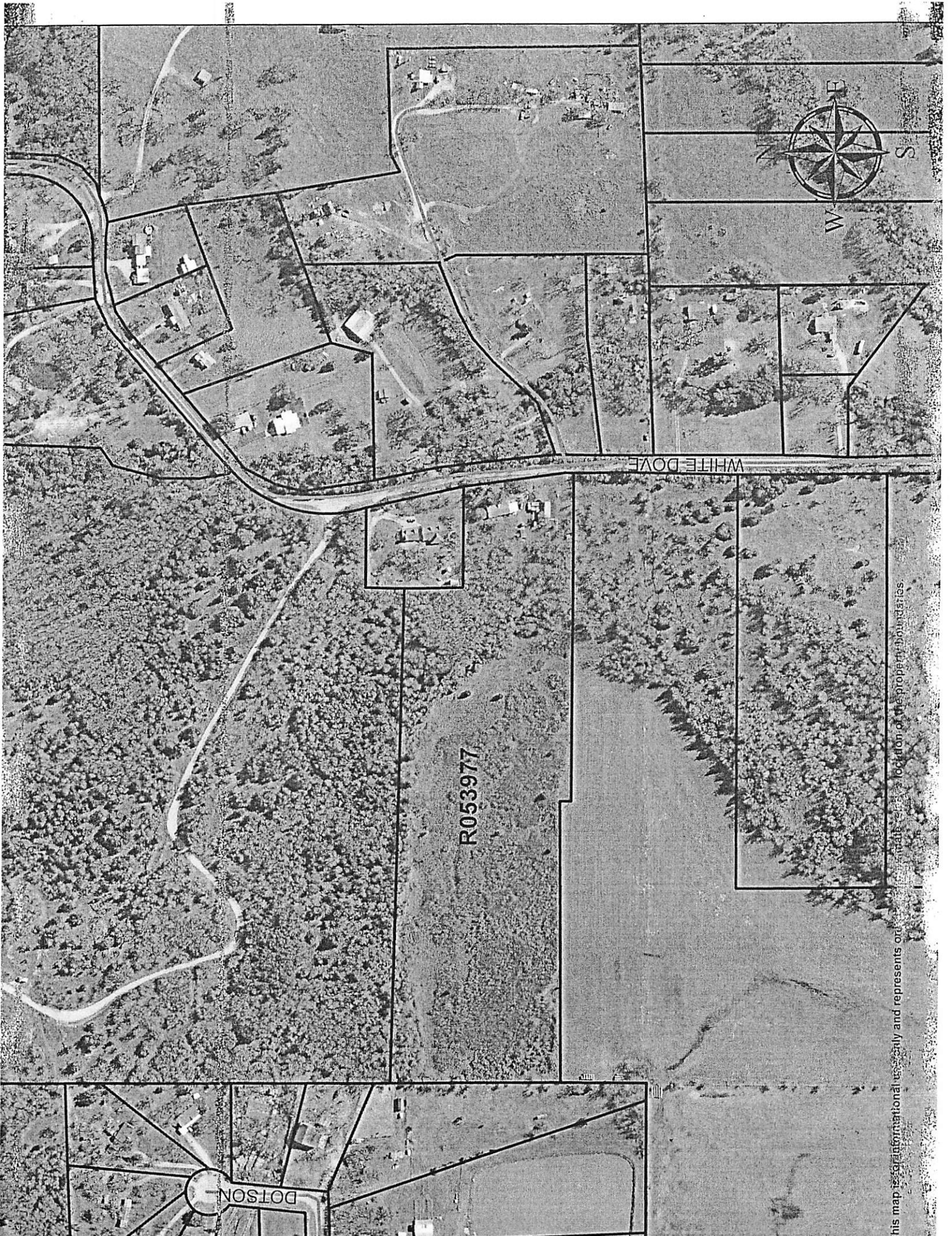
GUADALUPE



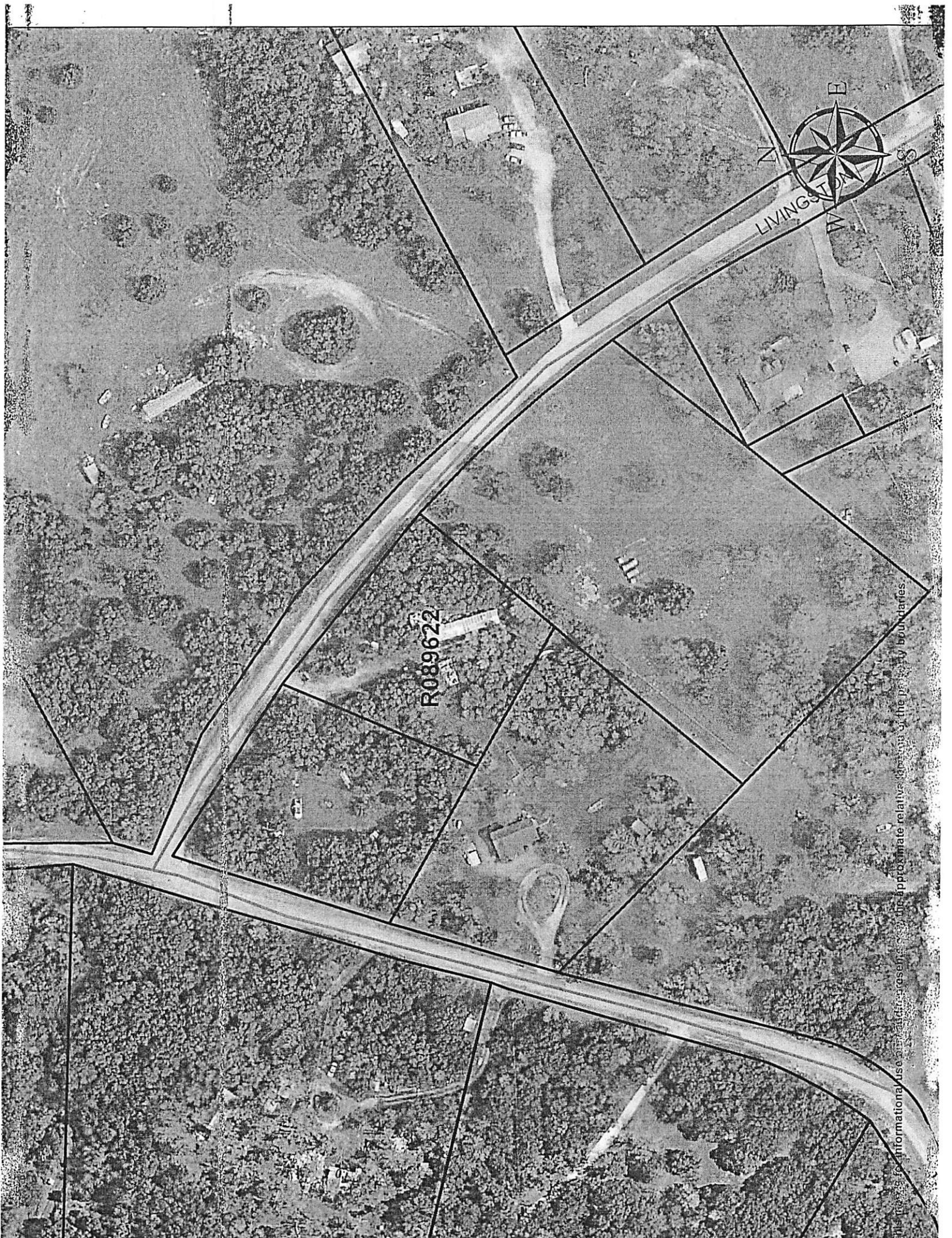
This map is for informational use only and represents only the approximate relative location of the property boundaries.



This map is for informational purposes and represents only the approximate boundaries of the property. It is not a legal document and should not be used to determine property boundaries.



This map is for informational use only and represents only the location of the property boundaries.



R089622



LIVINGSTON

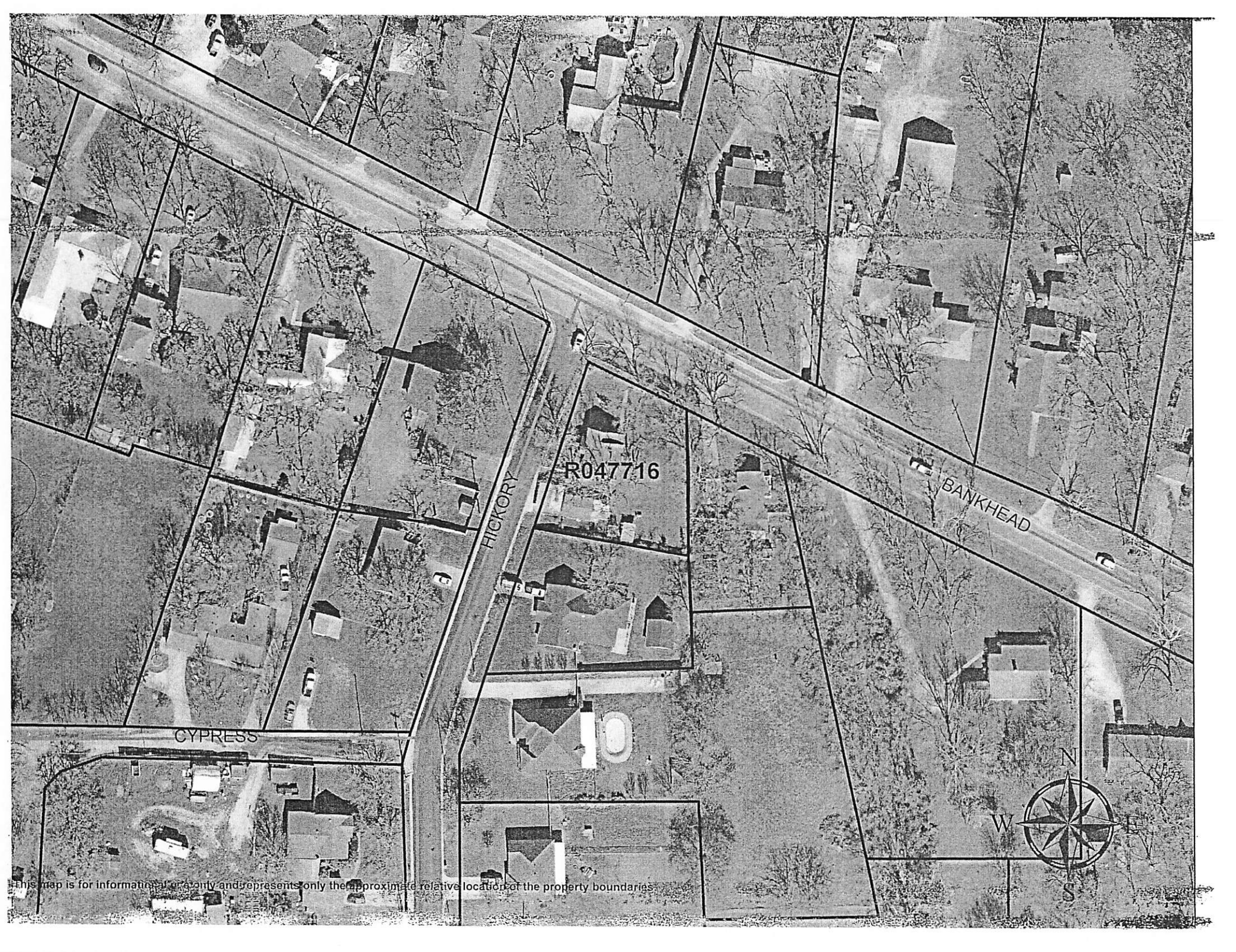
This information is presented for informational use only and does not represent the approximate relative locations of the property boundaries.



LIVINGSTON

R049057

This map is for informational use only. It represents only the best available information relative to location of the property boundaries.



CYPRESS

HICKORY

R047716

BANKHEAD



This map is for informational purposes only and represents only the approximate relative location of the property boundaries.

CACTUS VIEW

R019636

HIGHLAND



This information is for informational use only and represents the approximate relative location. The map does not show property boundaries.



EAGLES WAY

R003998



This map is for informational use only and represents only the approximate relative location of the property boundaries.





KAILYN

R003113

CANYON VALLEY



This map is for informational use only and represents only the approximate location of the property boundaries.

HYDE AWAY

LOMA VISTA

R016676

KELLEY

SANDY LEE



This map is for informational use only and represents only the approximate relative location of the property boundaries.