

**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**

ATTORNEYS AT LAW

100 THROCKMORTON, SUITE #1700

FORT WORTH, TEXAS 76102

817/877-4589

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**TAX SALE**

**10:00 A.M.**

**X**

**JUNE 3, 2025**

**X**

**ALEDO INDEPENDENT SCHOOL  
DISTRICT, AZLE INDEPENDENT  
SCHOOL DISTRICT, GARNER  
INDEPENDENT SCHOOL DISTRICT,  
PEASTER INDEPENDENT SCHOOL  
DISTRICT, POOLVILLE  
INDEPENDENT SCHOOL DISTRICT,  
WEATHERFORD 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 June 3, 2025, 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 Aledo Independent School District, Azle Independent School District, Garner Independent School District, Peaster Independent School District, Poolville Independent School District, Springtown Independent School District, and Weatherford Independent School District.

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

#CV20-0189

**Weatherford ISD, et al vs. M. L. Cunningham**

①

LOT 32, BLOCK 84, HORSESHOE BEND,  
PHASE THREE, AN ADDITION TO PARKER  
COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF, RECORDED IN  
VOLUME 360A, PAGE 18, PLAT RECORDS  
OF PARKER COUNTY, TEXAS.

\$2,194.62

ACCT. NO. R012597

Adjudged Value: \$5,000.00

Subject to 2021-2024 Taxes Being Paid

#CV22-1007

**Garner ISD, et al vs. Dylan Edwards, et al**

②

ONE ACRE, MORE OR LESS, SITUATED IN THE J.H.  
DAVIDSON SURVEY, ABSTRACT 2485, PARKER  
COUNTY, TEXAS, AS DESCRIBED IN DEED DATED  
MAY 29, 2015, FROM ROBERT R. RIGGS ET UX TO  
DYLAN EDWARDS ET UX, IN CLERK'S FLE  
#201510690, OFFICIAL PUBLIC RECORDS OF PARKER  
COUNTY, TEXAS.

\$1,549.09

ACCT. NO. R100343

Adjudged Value: \$35,000.00

Subject to 2024 Taxes Being Paid

#CV22-1331

**Weatherford ISD, et al vs. Carl Boatright, et al**

③

LOT 7, BLOCK 1, PONDEROSA HILLS, AN ADDITION  
TO PARKER COUNTY, TEXAS, AS DESCRIBED IN  
VOLUME 1769, PAGE 131, REAL RECORDS OF PARKER  
COUNTY, TEXAS AND PERSONAL PROPERTY  
CONSISTING OF A 32X52 C-3256-32K MOBILE HOME,  
LABEL #NTA1887302/4 SERIAL #L115109A/B,  
LOCATED IN PARKER COUNTY, TEXAS.

\$7,894.21

ACCT. NO. R021108

Adjudged Value: \$168,440.00

Subject to 2024 Taxes Being Paid

*Pulled*

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#CV23-0748

**Aledo ISD, et al vs. Daniel James Green**

4

LOT 26, BLOCK 2, WEST OAK HOMESITES, SECTION 1, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 360-A, PAGE 34, PLAT RECORDS OF PARKER COUNTY, TEXAS.

\$4,167.03

ACCT. NO. R030805

Adjudged Value: \$55,484.00

Subject to 2024 Taxes Being Paid

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#CV22-1588

**Weatherford ISD, et al vs. Juelya F. Madden, aka Juelya Fae Madden**

5

LOT 21, BLOCK 19, WESTERN LAKES ESTATES, SECTION "B", AN ADDITION TO PARKER COUNTY, TEXAS, AS DESCRIBED IN VOLUME 1902, PAGE 730, OFFICIAL RECORDS OF PARKER COUNTY, TEXAS.

\$2,379.35

ACCT. NO. R031952

Adjudged Value: \$10,000.00

Subject to 2023-2024 Taxes Being Paid

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#CV22-1588

**Poolville ISD, et al vs. Shawn Michael Mathis**

6

.001714 ROYALTY INTEREST IN AND TO THE DENSMORE (SA) 4H LEASE, RAILROAD COMMISSIO #269613, JAVELIN ENERGY MGMT, OPERATOR, SAID WELL BEING LOCATED IN THE WM EUBANK SURVEY, ABSTRACT #425, LOACTED IN PARKER COUNTY, TEXAS.

\$1,630.65

ACCT. NO. N086304

Adjudged Value: \$2,020.00

Subject to 2023-2024 Taxes Being Paid

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#CV22-1828

**Weatherford ISD, et al vs. Barbara E. Morris Blasdel (Deceased)**

7

LOT 96, WESTERN LAKE ESTATES SUBDIVISION, SECTION "F", AN ADDITION TO PAKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 360A, PAGE 26, PLAT RECORDS OF PARKER COUNTY, TEXAS.

\$4,857.87

ACCT. NO. R032510

Adjudged Value: \$20,000.00

Subject to 2024 Taxes Being Paid

#CV22-1855

**Weatherford ISD, et al vs. Alfredo Prado**

8

ALL THAT CERTAIN TRACT OF LAND OUT OF LOTS 2, 3, 4, BLOCK 1, NEWELL ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, DESCRIBED AS 130.00 FEET BY 170.00 FEET, CONTAINING 0.5074 ACRE IN DEED DATED JANUARY 1, 1985, FROM VCKE M. COMBS ET VIR TO BARBARA A. BRYANT, IN VOLUME 1276, PAGE 820, REAL RECORDS OF PARKER COUNTY, TEXAS; SAVE & EXCEPT HOWEVER, 70.00 FEET BY 130.00 FEET, CONTAINING 0.2089 ACRE OUT OF SAID LOTS 2, 3, AND 4 AS DESCRIBED IN VOLUME 1283, PAGE 450, REAL RECORDS OF PARKER COUNTY, TEXAS, LEAVING HEREIN A RESIDUE OF 100.00 FEET BY 130.00 FEET, CONTAINING 0.2984 ACRE, MORE OR LESS, OUT OF LOTS 2 AND 3, BLOCK 1, NEWELL ADDITION.

\$1,421.50

ACCT. NO. R090116

Adjudged Value: \$66,060.00

Subject to 2024 Taxes Being Paid

#CV23-0494

**Azle ISD, et al vs. Fernando Gomez et al**

9

LOT 5, BLOCK 3, FOX HOLLOW ADDITION, AN ADDITION TO PARKER COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 359-A, PAGE 93, PLAT RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R008768

\$17,116.84

Adjudged Value: \$267,150.00

Subject to 2024 Taxes Being Paid

#CV23-0849

**Weatherford ISD, et al vs. Donald John, aka Donald Leroy John**

10

LOTS 31, 32, 33, 34, AND 35, LAKE COUNTRY ACRES, AN ADDITION TO PARKER COUNTY, TEXAS, AS DESCRIBED IN CLERK'S FILE #201519123, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS AND PERSONAL PROPERTY CONSISTING OF A MOBILE HOME LOCATED IN PARKER COUNTY, TEXAS.

\$5,663.40

ACCT. NO. R096248

Adjudged Value: \$106,850.00

Subject to 2024 Taxes Being Paid



(11)

TRACT 1: 0.014497 ROYALTY INTEREST, IN AND TO THE EDWARDS C J #1 LEASE, RAILROAD COMMISSION #225410, JAVELIN ENERGY MGMT, OPERATOR, SAID WELL BEING LOCATED IN THE HART JOSEPH SURVEY, ABSTRACT #589, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N108413  
Adjudged Value: \$10,200.00  
Subject To 2023-2024 Taxes Being Paid

\$317.76

(12)

TRACT 2: 0.014497 ROYALTY INTEREST, IN AND TO THE EDWARDS C H 2H LEASE, RAILROAD COMMISSION #265134, JAVELIN ENERGY MGMT, OPERATOR, SAID WELL BEING LOCATED IN THE HART JOSEPH SURVEY, ABSTRACT #589, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N108866  
Adjudged Value: \$15,040.00  
Subject To 2023-2024 Taxes Being Paid

\$509.30

(13)

TRACT 3: 0.005718 ROYALTY INTEREST, IN AND TO THE EDWARDS-BAR NONE (SA) 1H LEASE, RAILROAD COMMISSION #267029, JAVELIN ENERGY MGMT, OPERATOR, SAID WELL BEING LOCATED IN THE J HART SURVEY, ABSTRACT #589, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N108980  
Adjudged Value: \$10,640.00  
Subject To 2023-2024 Taxes Being Paid

\$432.46

(14)

TRACT 4: 0.007249 ROYALTY INTEREST, IN AND TO THE EDWARDS-BAR NONE (SA) 2H LEASE, RAILROAD COMMISSION #267047, JAVELIN ENERGY MGMT, OPERATOR, SAID WELL BEING LOCATED IN THE J HART SURVEY, ABSTRACT #589, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N108983  
Adjudged Value: \$7,930.00  
Subject To 2024 Taxes Being Paid

\$425.20

(15)

TRACT 5: 0.014497 ROYALTY INTEREST, IN AND TO THE EDWARDS C H 3H LEASE, RAILROAD COMMISSION #269615, JAVELIN ENERGY MGMT, OPERATOR, SAID WELL BEING LOCATED IN THE J BURNS SURVEY, ABSTRACT #43, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N109013  
Adjudged Value: \$18,760.00  
Subject To 2023-2024 Taxes Being Paid

\$884.51

16

TRACT 6: 0.014497 ROYALTY INTEREST, IN AND TO THE EDWARDS C H 4H LEASE, RAILROAD COMMISSION #269614, JAVELIN ENERGY MGMT, OPERATOR, SAID WELL BEING LOCATED IN THE J BURNS SURVEY, ABSTRACT #43, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N109014

\$932.18

Adjudged Value: \$12,850.00

Subject To 2023-2024 Taxes Being Paid

#CV23-1387

**Peaster ISD, et al vs. HLC Services, LLC**

17

LOT 1, COMANCHE RANCH ADDITION, A SUBDIVISION IN PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET "C", SLIDE 649, PLAT RECORDS OF PARKER COUNTY, TEXAS.

\$7,772.42

ACCT. NO. R093080

Adjudged Value: \$187,710.00

Subject to 2024 Taxes Being Paid

#CV23-1391

**Peaster ISD, et al vs. Alibates Operating LLC**

18

LOT 5, BLOCK 4, SPANISH PARK, AN ADDITION TO PARKER COUNTY, TEXAS, AS DESCRIBED IN CLERK'S FILE #202021601, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R026154

\$4,022.57

Adjudged Value: \$45,000.00

Subject to 2024 Taxes Being Paid

#CV23-1679

**Weatherford ISD, et al vs. 4 Life Homes, LLC**

19

LOT 15, BLOCK 5, COLLEGE PARK ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET "A", SLIDE 93, PLAT RECORDS OF PARKER COUNTY, TEXAS.

\$21,411.95

ACCT. NO. R004764

Adjudged Value: \$351,210.00

Subject to 2024 Taxes Being Paid

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#CV23-1876

**Weatherford ISD, et al vs. Joel J. Pitzer**

(20)

0.32 ACRE, MORE OR LESS, SITUATED IN THE DAVID HARRY SURVEY, ABSTRACT 627, PARKER COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JUNE 10, 2022, FROM H&M BUILDERS (PHILLIP HOBSON) TO JOEL J. PITZER, IN CLERK'S FILE #202222681, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R043415  
\$6,676.23  
Adjudged Value: \$195,530.00  
Subject to 2024 Taxes Being Paid

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#CV23-1969

**Weatherford ISD, et al vs. Steven R. Morgan**

(21)

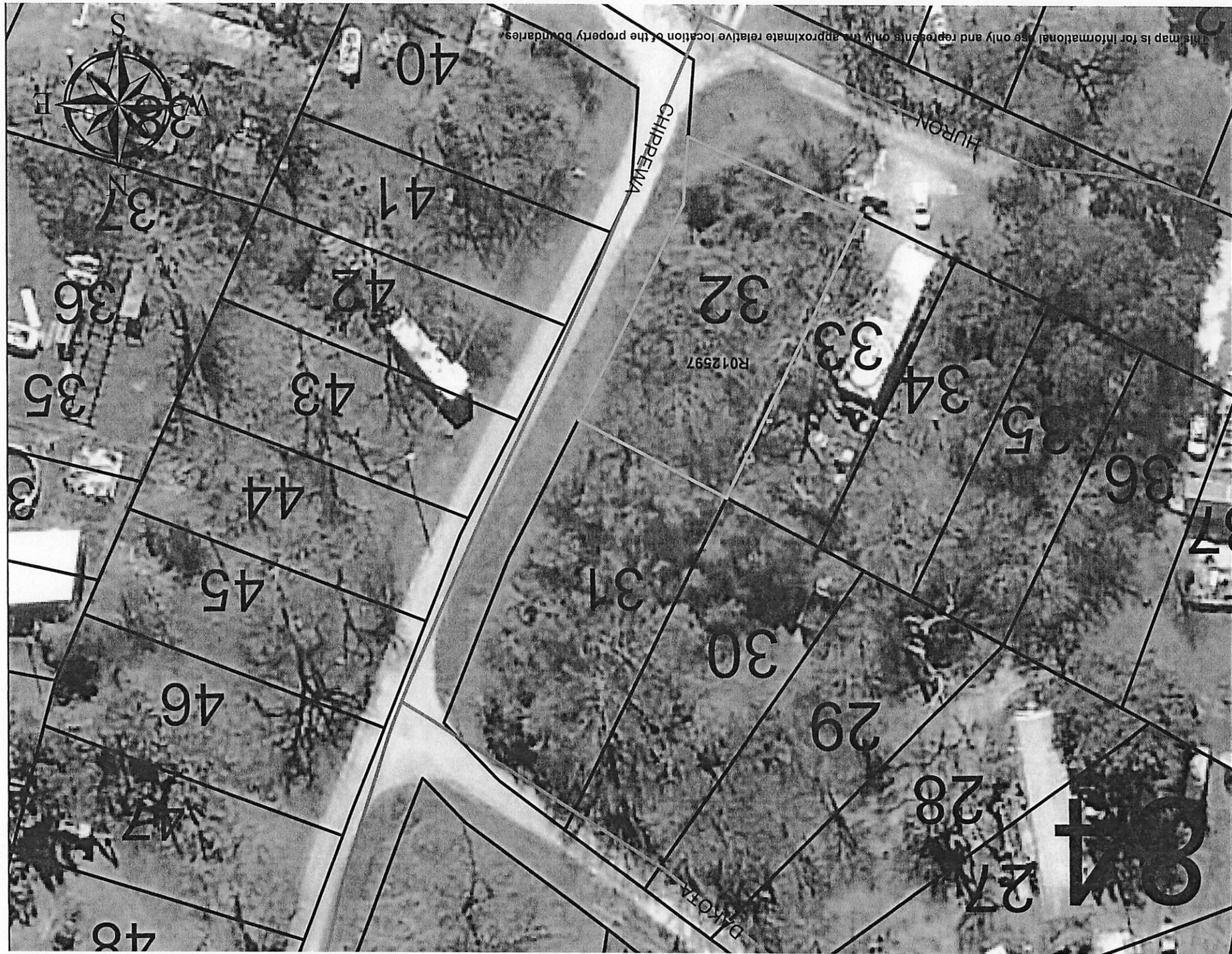
THE WEST 100.00 FEET OF LOTS 21, 22, 22, AND 24, BLOCK 4, PATTERSON'S ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 69, PAGE 638, DEED RECORDS OF PARKER COUNTY, TEXAS.  
\$6,054.19  
ACCT. NO. R020812  
Adjudged Value: \$102,460.00  
Subject to 2024 Taxes Being Paid

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**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**

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







1-2 R100343  
1.0 AC

4-9  
2.0 AC

14  
1.07 AC.  
14-0-50  
10.0 AC.

N  
1.0 AC  
E  
14-0-50  
06.644 AC  
S

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





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

2-2





PETE

38

39

40

41

42

31

30

29

28

27

26

25

20

22

23

24

WEST OAK

BECKY

R030805

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





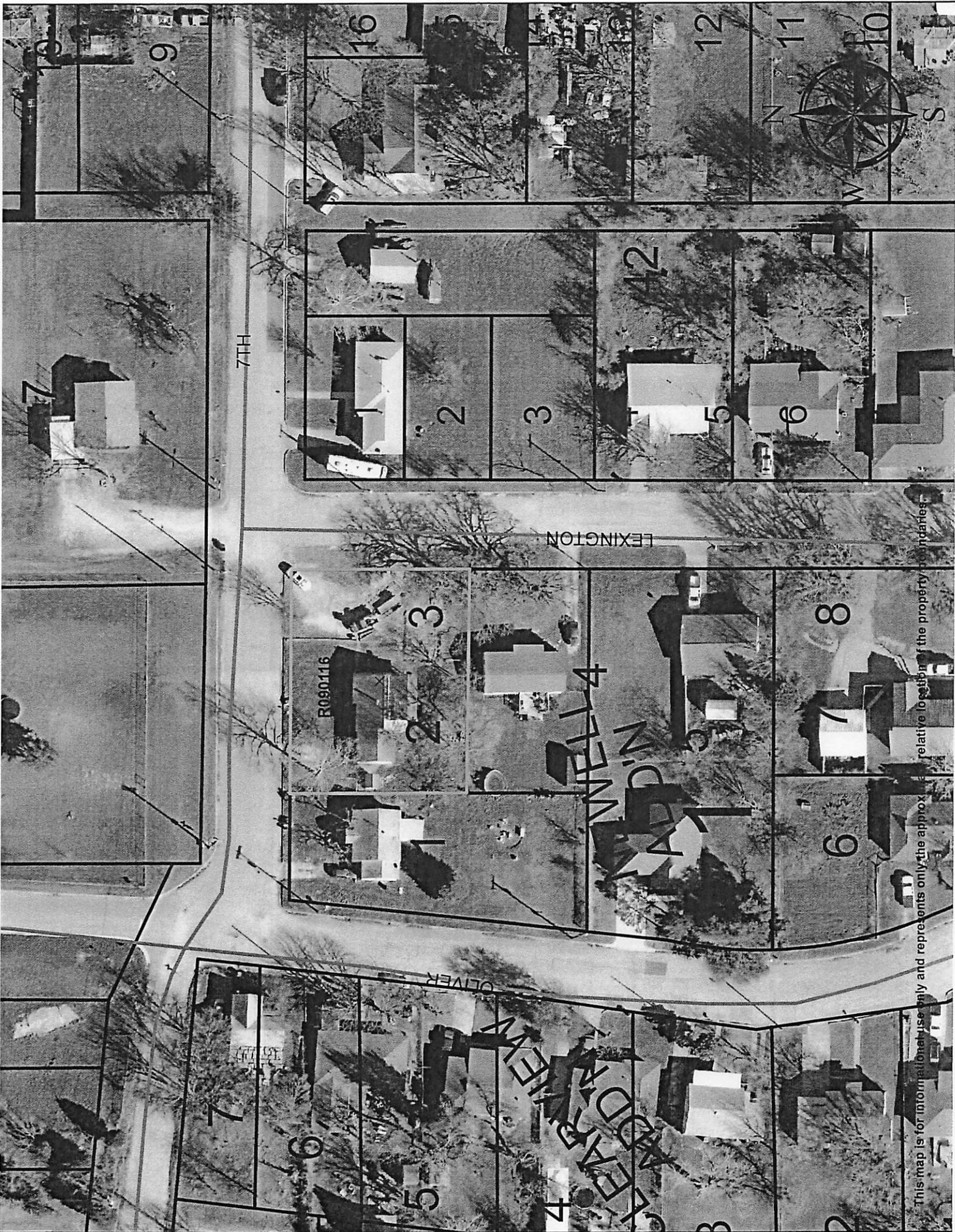
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NIKKI TRILL

1-1-10  
47.796 AC

R093080  
5.14 AC  
X

2.494 AC

6.7 AC  
13

10.295 AC

1.158 AC  
16



BALLARD





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



GREENWOOD C/O

9.0 AC.

3.

~~MICHAEL~~

3-14

4.63 AC



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

1.0 AC



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

GRACE

4TH

R020812

