

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

100 THROCKMORTON, SUITE #300

FORT WORTH, TEXAS 76102

817/877-4589

FAX 817/877-0601

TAX SALE

10:00 A.M.

X

OCTOBER 5, 2021

X

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

**PARKER COUNTY SHERIFF'S SALE**

All of the property listed below will be sold at Sheriff's Sale at the South Door of the Parker County courthouse, 117 Fort Worth Highway, in Weatherford, Texas on October 5, 2021, beginning at 10:00 A.M. The Sheriff 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 Sheriff'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 Azle Independent School District, Springtown Independent School District, Weatherford Independent School District, Aledo Independent School District, Garner Independent School District, Peaster Independent School District.

<u>SUIT NO.</u>	<u>PROPERTY</u>	<u>OPENING BID</u>
# CV18-1181	<p>Garner ISD, et al vs. Douglas B. Dyer</p> <p>ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE T &amp; P RR CO. SURVEY, ABSTRACT 1530, SECTION 321, PARKER COUNTY, TEXAS, DESCRIBED AS 8.563 ACRES, MORE OR LESS, IN DEED DATED MAY 14, 1992, FROM WAYNE THOMPSON ETUX TO DOUGLAS B. DYER, IN VOLUME 1529, PAGE 889, REAL RECORDS OF PARKER COUNTY, TEXAS; SAVE &amp; EXCEPT HOWEVER, THAT CERTAIN 1.887 ACRE TRACT DESCRIBED IN VOLUME 2954, PAGE 103, OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, LEAVING HEREIN A RESIDUE OF 6.675 ACRES, MORE OR LESS AND PERSONAL PROPERTY AND CONSISTING OF A 12X60 MOBILE HOME, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. R058200            Adjudged Value: \$170,090.00            Subject to 2019 &amp; 2020 Taxes Being Paid</p>	\$361.13
#CV18-1295	<p>Springtown ISD, et al vs. Harlan David York, Jr.</p> <p>LOT 1, SOUTH FORTY, 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 28X68 DREAM MOBILEHOME, LABEL #HWC0303547/8, SERIAL #CW2007528TXA/B, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. R025782            Adjudged Value: \$63,000.00            Subject to 2020 Taxes Being Paid</p>	\$1,367.59
#CV19-0355	<p>Azle ISD, et al vs. Matt Cook, et al</p> <p>1.00 ACRE, MORE OR LESS, SITUATED IN THE T&amp;P RR CO. SURVEY, NO. 11, ABSTRACT 1377, PARKER COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JANUARY 21, 2015, FROM KERRI KAY CRAIG TO MATT COOK ETUX, IN CLERK'S FILE #201504256, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R054091 (6100005409104514750)            Adjudged Value: \$202,010.00            Subject to 2019 &amp; 2020 Taxes Being Paid</p>	\$6,775.55

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#CV19-1300 Peaster ISD, et al vs. Ignacio Cuellar Pizano, et al

LOT 3, BLOCK 4, SWEETWATER SPRINGS ADDITION, PHASE I, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 'B', SLIDE 623, PLAT RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R076580

Adjudged Value: \$160,000.00  
Subject to 2020 Taxes Being Paid

\$6,218.03

*Puller*

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#CV19-1474 Springtown ISD, et al vs. Pentagon Federal Credit Union fka Corps of Engineers Federal Credit Union, et al

LOT 52, WOODLAWN, PHASE 'V', AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 'B', SLIDE 321, PLAT RECORDS OF PARKER COUNTY, TEXAS AND CONSISTING OF A 42X60 GREENHILL MOBILE HOME, LABEL #RAD0984645/6/7, SERIAL #TXFLV84A13814GH11/TXFLV84B13814GH11/TXFLV84C13814GH11, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. R034487

Adjudged Value: \$65,570.00

\$8,325.45

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#CV19-1478 Springtown ISD, et al vs. Dorothy Clary, et al

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE D.A. YOUNG SURVEY, ABSTRACT 2660, PARKER COUNTY, TEXAS, DESCRIBED AS 5.81 ACRES, MORE OR LESS, IN DEED DATED FEBRUARY 11, 1998, FROM CHARLES G. FOWLER, JR. ETUX TO DOROTHY J. CLARY, IN VOLUME 1750, PAGE 417, REAL RECORDS OF PARKER COUNTY, TEXAS; SAVE & EXCEPT HOWEVER, THAT CERTAIN 2.904 ACRE TRACT DESCRIBED IN VOLUME 2923, PAGE 806, OFFICIAL RECORDS OF PARKER COUNTY, TEXAS, LEAVING HEREIN A RESIDUE OF 2.906 ACRES, MORE OR LESS. ACCT. NO. R067944

Adjudged Value: \$75,000.00

\$7,453.39

#CV19-1621

Weatherford ISD, et al vs. John Moore, et al

LOT 32, STONEBRIDGE ESTATES, AN ADDITION IN PARKER COUNTY, TEXAS, ACCORDING THE THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 362A, PAGE 32, PLAT RECORDS OF PARKER COUNTY, TEXAS AND PERSONAL PROPERTY CONSISTING OF A 16X66 PALM HARBOR MOBILE HOME, LABEL# TEX0396313, SERIAL# PH072200, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. R027188  
Adjudged Value: \$49,440.00

\$7,052.78

#CV19-1822

Weatherford ISD, et al vs. Susie A. Heath, deceased

LOT 74, WESTERN LAKES ESTATES, SECTION 'C', AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 359-A, PAGE 94, PLAT RECORDS OF PARKER COUNTY, TEXAS.  
ACCT. NO. R032102  
Adjudged Value: \$6,330.00

\$2,737.28

#CV19-1842

Weatherford ISD, et al vs. Andrea Lynn

0.114 ACRE, MORE OR LESS, SITUATED IN THE JAMES VEASEY SURVEY, ABSTRACT 1585, PARKER COUNTY, TEXAS, AS DESCRIBED IN DEED DATED DECEMBER 2, 2010, FROM PATRICIA GORDON TO ANDREA LYNN, IN VOLUME 2817, PAGE 50, OFFICIAL RECORDS OF PARKER COUNTY, TEXAS.  
ACCT. NO. R059045  
Adjudged Value: \$52,050.00

\$3,756.53

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#CV19-1854

Weatherford ISD, et al vs. William L. Reynolds, Trustee  
William Lee Reynolds, Jr. Living Trust

TRACT 1: .009181 ROYALTY INTEREST IN AND TO THE TGS UNIT #6H, RAILROAD COMMISSION# 217167, EAGLERIDGE OPERATING, LLC, OPERATOR, SAID WELL BEING LOCATED IN THE WOOLSEY W. SURVEY, ABSTRACT# 1642, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N034889  
Adjudged Value: \$7,140.00

\$1,609.43

TRACT 2: .009181 ROYALTY INTEREST IN AND TO THE TGS UNIT #2H, RAILROAD COMMISSION# 276715, EAGLERIDGE OPERATING, LLC, OPERATOR, SAID WELL BEING LOCATED IN THE WOOLSEY W. SURVEY, ABSTRACT# 1642, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N097407  
Adjudged Value: \$2,260.00

\$1,116.25

TRACT 3: .009181 ROYALTY INTEREST IN AND TO THE TGS UNIT #1H, RAILROAD COMMISSION# 276779, EAGLERIDGE OPERATING, LLC, OPERATOR, SAID WELL BEING LOCATED IN THE WOOLSEY W. SURVEY, ABSTRACT# 1642, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N097351  
Adjudged Value: \$2,540.00

\$902.09

TRACT 4: .009181 ROYALTY INTEREST IN AND TO THE TGS UNIT #5H, RAILROAD COMMISSION# 213195, EAGLERIDGE OPERATING, LLC, OPERATOR, SAID WELL BEING LOCATED IN THE WOOLSEY W. SURVEY, ABSTRACT# 1642, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. N030334  
Adjudged Value: \$3,890.00

\$1,237.23

#CV19-1857

Weatherford ISD, et al vs. Verda M. Patterson, et al

TRACT 1: 50.00 FEET BY 213.00 FEET, CONTAINING 0.2445 ACRE, MORE OR LESS, OUT OF LOT 1, BLOCK 10, YEOMAN'S ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AS DESCRIBED IN DEED DATED FEBRUARY 2, 1977, FROM WILLIAM M SEXTON ETUX TO VERDA M. PATTERSON, IN VOLUME 663, PAGE 696, DEED RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R034885  
Adjudged Value: \$85,650.00

\$1,915.29

TRACT 2: THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 2, BLOCK 17, YEAMAN'S ADDITION, AN ADDITION TO PARKER COUNTY, TEXAS, AS DESCRIBED IN VOLUME 2281, PAGE 1564, OFFICIAL RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R100322 (R034872)  
Adjudged Value: \$63,620.00

\$3,059.49

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#CV20-0175	Weatherford ISD, et al vs. Larry R. Snyder, deceased	\$3,007.65
	<p>LOT 55, BLOCK 13, WESTERN LAKE ESTATES SUBDIVISION, SECTION 'A', AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 359-A, PAGE 86, PLAT RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R031404          Adjudged Value: \$5,000.00</p>	
#CV20-0183	Weatherford ISD, et al vs. Ila M. Shackelford, deceased	\$3,624.68
	<p>LOT 8, BLOCK 9, WESTERN LAKE ESTATES, SECTION 'A', AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 359-A, PAGE 80, PLAT RECORDS OF PARKER COUNTY, TEXAS.          ACCT. NO. R031294          Adjudged Value: \$5,000.00</p>	
#CV20-0188	Weatherford ISD, et al vs. Bay Brazos Corp.	\$2,442.82
	<p>LOT 26, BLOCK 21, HORSESHOE BEND, PHASE 2, SECTION 6, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 360A, PAGE 11, PLAT RECORDS OF PARKER COUNTY, TEXAS.          ACCT. NO. R011789          Adjudged Value: \$5,000.00</p>	
#CV20-0195	Weatherford ISD, et al vs. Wesley Lewis Elam, TDCJ #02184526	\$1,481.65
	<p>LOT 23-R-1, BLOCK 6, HORSESHOE BEND, SECOND FILING, REVISED, AN ADDITION TO PARKER COUNTY, TEXAS, AS DESCRIBED IN CLERK'S FILE #201326514, OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS AND PERSONAL PROPERTY CONSISTING OF A 12X66 MOBILE HOME, LOCATED IN PARKER COUNTY, TEXAS.          ACCT. NO. R011152          Adjudged Value: \$10,110.00</p>	

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#CV20-0196 Weatherford ISD, et al vs. William E. Gates, Trustee The Willow Park Trust

LOTS 2 AND 3, BLOCK 11, HORSESHOE BEND, PHASE TWO, SECTION ONE, AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 360-A, PAGE 3, PLAT RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R011322  
Adjudged Value: \$10,000.00

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#CV20-0654 Azle ISD, et al vs. Wesley Lynn Wheeler, Heir to The Estate of William Dallas Wheeler, deceased

0.57 ACRE, MORE OR LESS, SITUATED IN THE T&P RR CO. SURVEY #7, ABSTRACT 1431, PARKER COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JUNE 4, 1979, FROM ROBERT BEAMS TO DALLAS WHEELER ETUX, IN VOLUME 1225, PAGE 1277, REAL RECORDS OF PARKER COUNTY, TEXAS AND PERSONAL PROPERTY CONSISTING OF A 14X70 MOBILE HOME, LOCATED IN PARKER COUNTY, TEXAS. ACCT. NO. R001426 (61000001426)  
Adjudged Value: \$34,060.00

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#CV20-0795 Weatherford ISD, et al vs. Hood County Development Company, fka Western Lake, Inc., fka Oak Trail Shores, Inc.

TRACT 1: LOT 73, WESTERN LAKE ESTATES SUBDIVISION, SECTION 'F', AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 360A, PAGE 26, PLAT RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R032487  
Adjudged Value: \$2,000.00

TRACT 2: LOT 150, WESTERN LAKE ESTATES SUBDIVISION, SECTION 'F', AN ADDITION TO PARKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 360A, PAGE 26, PLAT RECORDS OF PARKER COUNTY, TEXAS. ACCT. NO. R032559  
Adjudged Value: \$2,000.00

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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**

