

## **NOTICE OF FORECLOSURE SALE**

DATE OF SALE: May 5, 2026

Deed of Trust ("Deed of Trust") and all modifications and extensions thereof:

Dated: October 9, 2019  
Grantor: Hector M. Pedraza  
Trustee: Todd Hunt  
Lender: MAVERICK BANK (successor-in-interest to Tejas Bank by merger)  
Recorded in: Document # 20191009000025 of the real property records of Ward County, Texas

Legal Description: Tract I: Lots One (1), Two (2), Three (3) and Four (4), Block Thirty (30), ORIGINAL TOWN OF WICKETT, Ward County, Texas, according to the map or plat now of record in Volume 2, Page 4, Map and Plat Records in the Office of the County Clerk of Ward County, Texas;

Tract 2: An undivided interest into Lots Three (3) and Five (5), Block One Hundred and Eight (108), ORIGINAL TOWN OF WICKETT, Ward County, Texas, according to the map or plat now of record in Volume 2, Page 4, Map and Plat Records in the Office of the County Clerk of Ward County, Texas;.

Secures: Promissory Note ("Note") in the original principal amount of \$100,785.00, executed by Hector M. Pedraza ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender, as well as all extensions and modifications of said promissory note.

Substitute Trustee: Jeff R. Lashaway or Chandler Patterson  
Substitute Trustee's Address: Jeff R. Lashaway and Chandler Patterson: 920 Ave. Q, Lubbock, TX, 79401, Ph: Telephone (806) 763-0044

Foreclosure Sale:

Date: Tuesday, May 5, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Ward County Courthouse, 400 S. Allen Street, Monahans, Texas

79756: THE FIRST FLOOR LOBBY AT THE WEST FRONT DOOR OF THE WARD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that MAVERICK BANK's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, MAVERICK BANK, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of MAVERICK BANK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with MAVERICK BANK's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If MAVERICK BANK passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by MAVERICK BANK. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

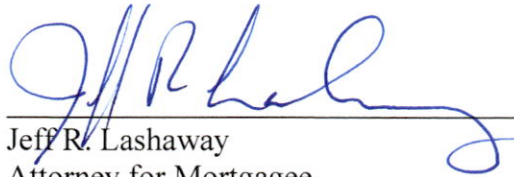
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

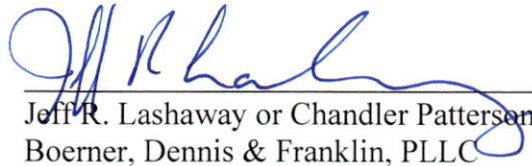
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Executed the 10<sup>th</sup> day of April, 2026.



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Jeff R. Lashaway  
Attorney for Mortgagee



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Jeff R. Lashaway or Chandler Patterson  
Boerner, Dennis & Franklin, PLLC  
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LUBBOCK, TX 79408  
Telephone (806) 763-0044  
Telecopier (806) 763-2084

**POSTED**  
Time: 10:37 AM  
**APR 13 2026**

DENISE VALLER  
CLERK COUNTY COURTHOUSE CO., TEXAS  
Clerk: 