

THE STATE OF TEXAS §
 §
COUNTY OF WARD §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 30th day of November, 2012, **HECTOR PEDRAZA**, executed a Deed of Trust conveying to **TODD HUNT**, a Trustee, the real estate hereinafter described to secure **TEJAS BANK**, in the payment of a debt therein described, said Deed of Trust being recorded as Document Number 2012-4913, in the Official Public Records of Ward County, Texas, and Modified on July 14, 2021 in Document Number 2021-2410, Official Public Records, of Ward County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned as Substitute Trustee to sell said property to satisfy said indebtedness.

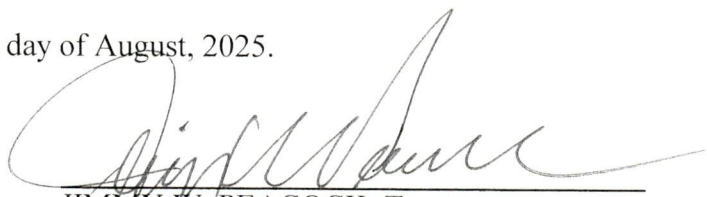
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the **7th day of October, 2025**, I will sell said real estate at the front (West Entrance) door of the County Court House in Ward County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is **11:00 A. M.** This Sale is subject to outstanding taxes, restrictions, and all other items of record. The property will be auctioned "**AS IS**", without any warranties as to the quality or nature of the title, right of possession or quiet enjoyment.

Said real estate is described as follows:

Lots 1, 2 & 6, Block 108, ORIGINAL TOWN OF WICKETT, Ward County, Texas, according to the map or plat thereof of record in the office of the Ward County Clerk, Ward County, Texas; EXCEPT all oil, gas and other minerals as heretofore reserved by prior grantors

"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."

WITNESS MY HAND this 20th day of August, 2025.


JIMMY W. PEACOCK, Trustee
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