



THE STATE OF TEXAS §  
COUNTY OF WARD §

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, On the 25th day of March, 2011, DANIEL ALMANZA and wife, ISABEL ALMANZA, 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 in Volume 902, Page 491, in the Official Public Records of Ward County, Texas, and modified on March 26, 2016 in Volume 1071, Page 731 of the 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 to sell said property to satisfy said indebtedness; and,

WHEREAS, the undersigned has been appointed as Substitute Trustee in the manner provided by law.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of September, 2022, 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.

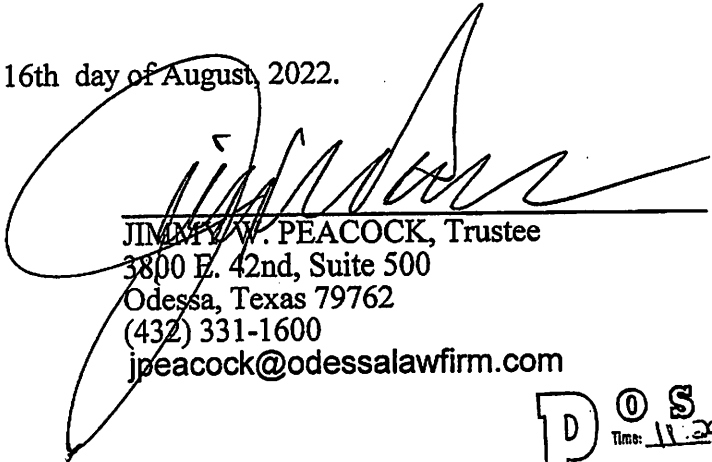
Said real estate is described as follows:

Lot One (1), Block Three (3), MONAHANS DEVELOPMENT COMPANY ADDITION NO. SIX (6) to the City of Monahans, Ward County, Texas, according to the map or plat thereof of record in Volume 3, Page 42, Plat Records, 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 16th day of August, 2022.

  
JIMMY W. PEACOCK, Trustee  
3800 E. 42nd, Suite 500  
Odessa, Texas 79762  
(432) 331-1600  
jpeacock@odessalawfirm.com

**POSTED**  
Time: 11:29 am  
**AUG 16 2022**

DENISE VALLES  
CLERK COUNTY COURT, WARD CO., TEXAS  
Clerk: 