

THE STATE OF TEXAS §
 §
COUNTY OF WARD §

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 30th day of August, 2023, **TEXAS T OILFIELD SERVICES, LLC**, executed a Deed of Trust conveying to **JIMMY W. PEACOCK**, a Trustee, the real estate hereinafter described to secure **TEXFLEX PROPERTIES, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded as Instrument Number 2023-2868 in 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of January, 2026, 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:

Tract I:

The East Eight Feet (E/8') of Lot Five (5) and all of Lot Six (6), Block Nine (9), Providence Addition #2 Replat to the City of Monahans, Ward County, Texas, according to the map or plat now of record in Volume 3, Page 95, Map and Plat Records in the Office of the County Clerk of Ward County, Texas;

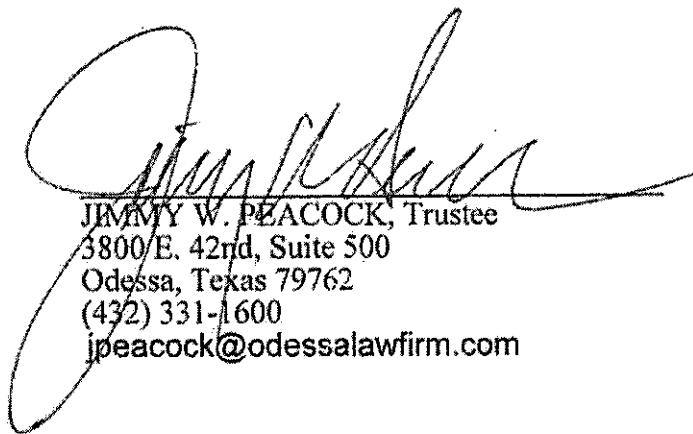
Tract II:

Lot Four (4) of the Industrial Subdivision No. 8, Ward County, Texas, as same is shown on a map or plat now of record in Volume 7, Page 9, Plat Records in the Office of the 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 3rd day of December, 2025.


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

FILED
DEC -3 2025

OFICE VJICES
CLERK COUNTY CLERK, JUDGE

Clk: Juli Surr Deputy