

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 20, 2024

DEED OF TRUST:

Date: August 9, 2024
Grantor: Mariah Renaye Mendoza
Beneficiary: Viva Farms, LLC
Trustee: Mark Pigg

COUNTY WHERE PROPERTY IS LOCATED: Lubbock County, Texas

ANY ONE OF THE FOLLOWING NAMED PERSONS TO ACT AS SUBSTITUTE TRUSTEE:

TYSCOTT HAMM / JACEY DUBOIS / HAYDEN HATCH / MORGAN WIEBOLD

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

9816 Slide Road, Suite 201; Lubbock, Lubbock County, Texas, 79424

Recording Information: Deed of Trust recorded at Document No. 2024037836 of the Official Public Records of Lubbock County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: August 9, 2024
Amount: \$98,276.00
Debtor: Mariah Renaye Mendoza
Holder: Viva Farms, LLC
Maturity Date: August 9, 2029

Date of Sale of Property (First Tuesday of the Month): Tuesday, January 7, 2025

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 10:00 a.m.

Place of Sale of Property: On the front steps of the Lubbock County Courthouse, Lubbock, Lubbock County, Texas, at 904 Broadway, Lubbock, Texas, or as designated by the County Commissioners.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property

described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

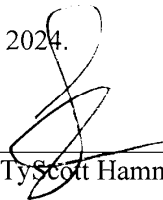
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 20th day of November, 2024.

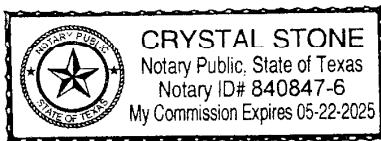


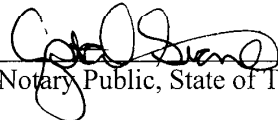
TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 20th day of November, 2024, by TyScott Hamm.





Notary Public, State of Texas

EXHIBIT "A"

Tract 15

FIELD NOTES for a 10.01 acre tract of land out of a 620.89 acre tract as described in CCF #2022-39571, situated in Section 29, Block D-5, Abstract No. 173, E. L. & R. R. Ry. Co. Survey, Lubbock County, Texas, and more particularly described as follows:

BEGINNING in the east line of said Section 29 in County Road 1300 which bears N. 01° 55' 01" E. a distance of 978.69 feet from a 1/2" iron rod found with an aluminum cap inscribed "RPLS 6460" at the southeast corner of said Section 29 for the southeast corner of this tract.

THENCE N. 88° 01' 53" W., at 30.0 feet pass a 1/2" iron rod set with a blue cap inscribed "OJD ENG" (hereafter referred to as an OJD cap) in the west margin of said County Road 1300, a total distance of 1336.59 feet to an OJD cap set for the southwest corner of this tract.

THENCE N. 01° 55' 01" E. a distance of 326.23 feet to an OJD cap set for the northwest corner of this tract.

THENCE S. 88° 01' 53" E., at 1306.59 feet pass an OJD cap set in said west margin of said County Road 1300, a total distance of 1336.59 feet to said east line of said Section 29 in said County Road 1300 for the northeast corner of this tract.

THENCE S. 01° 55' 01" W., along said east line and said County Road 1300, a distance of 326.23 feet to the POINT OF BEGINNING and containing 10.01 acres of land.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
11/20/2024 01:07 PM
Recording Fee: \$33.00
2024045834