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| <b>HOCKLEY COUNTY</b><br>Jennifer Palermo<br>Hockley County Clerk<br>802 Houston St. Suite 213<br>Levelland, TX 79336<br>Phone: 806-894-3185 | <b>DOCUMENT #:</b> FC-2024-0017<br><b>RECORDED DATE:</b> 07/29/2024 02:11:15 PM<br> |
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| <b>OFFICIAL RECORDING COVER PAGE</b>   |  | Page 1 of 3 |
| <b>Document Type:</b> NOTICE TRUSTEE SALE<br><b>Transaction Reference:</b><br><b>Document Reference:</b> | <b>Transaction #:</b> 923202 - 1 Doc(s)<br><b>Document Page Count:</b> 2<br><b>Operator Id:</b> Jreyna |             |
| <b>RETURN TO:</b> ()<br>CRAIG TERRILL HAMM GROSSMAN & ERWIN LLP  | <b>SUBMITTED BY:</b><br>CRAIG TERRILL HAMM GROSSMAN & ERWIN LLP  |             |

DOCUMENT # : FC-2024-0017  
 RECORDED DATE: 07/29/2024 02:11:15 PM

I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.



*Jennifer Palermo*  
**Jennifer Palermo**  
 Hockley County Clerk

# PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.  
 \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****DATE:** July 25, 2024**DEED OF TRUST:**

**Date:** May 15, 2023  
**Grantor:** Fernando Luna and Teresa Rodriguez Luna  
**Beneficiary:** Viva Farms, LLC  
**Trustee:** Mark Pigg

**COUNTY WHERE PROPERTY IS LOCATED:** Hockley County, Texas**ANY ONE OF THE FOLLOWING NAMED PERSONS TO ACT AS SUBSTITUTE TRUSTEE:**

TYSKOTT HAMM / HAYDEN HATCH / JACEY DUBOIS

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:**

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

**Recording Information:** Deed of Trust recorded at Document No. 202300002218 of the Official Public Records of Hockley County, Texas.**Property:**

Lots 11 & 12, Brown Farms, a subdivision in Labor 3, League 4, Jones County School Land, Hockley County, Texas, plat and/or dedication deed thereof recorded 10-18-21 under County Clerk file no. 202100002535, Official Public Records, Hockley County, Texas.

**NOTE:**

**Date:** May 15, 2023  
**Amount:** \$72,648.00  
**Debtor:** Fernando Luna and Teresa Rodriguez Luna  
**Holder:** Viva Farms, LLC  
**Maturity Date:** May 15, 2028

**Date of Sale of Property (First Tuesday of the Month):** Tuesday, September 3, 2024**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:** At the "North" door of the Hockley County Courthouse, 802 Houston Street, Levelland, Hockley County, 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 25th day of July, 2024.



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Ty Scott Hamm, Substitute Trustee