




<b>HOCKLEY COUNTY</b> Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	<b>DOCUMENT #:</b> FC-2022-0033 <b>RECORDED DATE:</b> 08/16/2022 02:48:42 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> NOTICE TRUSTEE SALE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 884031 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> JSalazar	
<b>RETURN TO:</b> () BIGBEE RYAN J PO BOX 53068 LUBBOCK, TX 79453	<b>SUBMITTED BY:</b> BIGBEE RYAN J PO BOX 53068 LUBBOCK, TX 79453	
DOCUMENT # : FC-2022-0033 RECORDED DATE: 08/16/2022 02:48:42 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.		
	 <b>Jennifer Palermo</b> 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:** August 16, 2022

**Deed of Trust:**

**Date:** April 14, 2022  
**Grantor:** JANET YESENIA PANDO and OSCAR SIMON MARTINEZ  
**Original Beneficiary:** VIVA FARMS, LLC  
**Current Beneficiary:** VIVA FARMS, LLC  
**Trustee:** Mark Pigg

**County Where Property Is Located:** HOCKLEY COUNTY, TEXAS

**Substitute Trustee:** RYAN J. BIGBEE and/or CASSY MCGINNIS and/or ASHLY HART and/or TAMMY MATHIS and/or NICOLE PEREZ

**Substitute Trustee's Mailing Address (including County):**

P. O. Box 53068  
Lubbock, Lubbock County, Texas, 79453

**Recording Information:** Deed of Trust recorded in Document No. 202200001361 of the Official Public Records of Hockley County, Texas.

**Property:** Lot 13, ADKISSON FARMS, a Subdivision in Texas Farm Investment Co's Subdivision No. 1 of "The Spade Ranch" Wichita County School Lands, League No. 17, Hockley County, Texas, according to the map, plat and/or dedication deed thereof recorded 10-18-21 under County Clerk File No. 202100002241, Official Public Records of Hockley County, Texas, together with all improvements now located on the property and all fixtures now located on the property.

**Note:**

**Date:** April 14, 2022  
**Amount:** \$ 49,342.00  
**Debtor:** Janet Yesenia Pando and Oscar Simon Martinez  
**Holder:** VIVA FARMS, LLC; 810 Texas Avenue, Suite 100; Lubbock, Texas, 79401

**Date of Sale of Property (First Tuesday of the Month):** Tuesday, September 6, 2022

**Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.):** 10:00 o'clock, a.m.

**Place of Sale of Property:**

At the place designated by the Hockley County Commissioner's Court, and if no area is designated, the sale will be held at the main entrance of the Courthouse in Levelland, Hockley County, Texas

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.

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.

If Holder postpones, withdraws or reschedules the sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Holder. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS" without any 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.

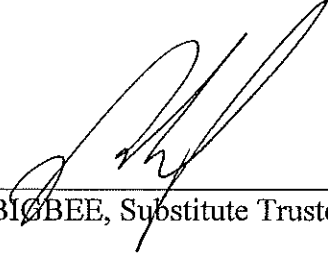
Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the days held by Substitute Trustee.

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 16th day of August, 2022.

  
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RYAN J. BIGBEE, Substitute Trustee