




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0046 RECORDED DATE: 08/25/2023 11:30:40 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 911877 - 1 Doc(s) Document Page Count: 3 Operator Id: Jreyna	
RETURN TO: () CRAIG TERRILL HALE & GRANTHAM LLP 9816 SLIDE ROAD SUITE 201 LUBBOCK, TX 79424	SUBMITTED BY: CRAIG TERRILL HALE & GRANTHAM LLP 9816 SLIDE ROAD SUITE 201 LUBBOCK, TX 79424	
DOCUMENT # : FC-2023-0046 RECORDED DATE: 08/25/2023 11:30:40 AM 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 Hockley County Clerk		

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: August 22, 2023

DEED OF TRUST:

Date: March 3, 2023
Grantor: Ramiro Balderas
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:

TYSCOTT HAMM / B. BLAZE TAYLOR / CONNAR ALLEN

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

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

Recording Information: Deed of Trust recorded at Document No. 202300000889 of the Official Public Records of Hockley County, Texas.

Property: See Exhibit A attached hereto for a complete legal description.

NOTE:

Date: March 3, 2023
Amount: \$113,449.00
Debtor: Ramiro Balderas
Holder: Viva Farms, LLC
Maturity Date: March 3, 2028

Date of Sale of Property (First Tuesday of the Month): Tuesday, October 3, 2023

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 79336.

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.

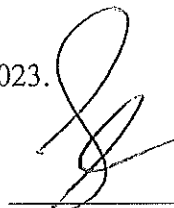
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 22nd day of August, 2023.

A handwritten signature in black ink, appearing to read 'Ty Scott Hamm', written over a horizontal line.

TyScott Hamm, Substitute Trustee

EXHIBIT A

FIELD NOTE DESCRIPTION of a 23.15 Acre tract (Tract 14) out of a 176.34 Acre Tract, Described as League 4, Labor 5, as Recorded in Volume 473, Page 187 in the Deed Records of Hockley County, Texas, Situated in Jones County School Land, Abstract 153, Hockley County, Texas and being more particularly described by metes and bounds as follows

BEGINNING at a point, for the northwest corner of this tract and the northwest corner of said 176.34 acre tract, in centerline of Loverbird Road (occupied 50' right-of-way);

THENCE S. $87^{\circ} 13' 30''$ E, passing a found 1/2" iron rod in the east right-of-way line of said Loverbird Road, at a distance of 25.10 feet, continuing in all a distance of 2,111.50 feet, to a 1/2" iron rod with "OJD ENG" cap set, for the northeast corner of this tract;

THENCE, S. $2^{\circ} 47' 00''$ W., over and across said 176.34-acre tract, at a distance of 1,390.53 feet, to a 1/2" iron rod with "OJD ENG" cap set, for the southeast corner of this tract;

THENCE, N. $87^{\circ} 13' 30''$ W., continuing over and across said 176.34-acre tract, at a distance of 662.59 feet, to a 1/2" iron rod with "OJD ENG" cap set, for a corner of this tract;

THENCE, N. $2^{\circ} 47' 00''$ E., continuing over and across said 176.34-acre tract, at a distance of 1,330.53 feet, to a 1/2" iron rod with "OJD ENG" cap set, for a corner of this tract;

THENCE N. $87^{\circ} 13' 30''$ W., continuing over and across said 176.34-acre tract, passing a 1/2" iron rod with "OJD ENG" cap set in the east right-of-way line of said Loverbird Road, at a distance of 1,423.91 feet, continuing in all a distance of 1,448.91 feet, to a point in the centerline of said Loverbird Road, for a corner of this tract;

THENCE, N. $2^{\circ} 47' 00''$ E., along the center line of said Loverbird Road, at a distance of 60.00 feet to the PLACE OF BEGINNING and containing 23.15 acres.