




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0048 RECORDED DATE: 08/31/2023 10:11:20 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 911972 - 1 Doc(s) Document Page Count: 2 Operator Id: Aperry
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
<p>DOCUMENT # : FC-2023-0048 RECORDED DATE: 08/31/2023 10:11:20 AM</p> <p>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.</p> <div style="display: flex; align-items: center;">  <div>  Jennifer Palermo Hockley County Clerk </div> </div>	

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE**DATE:** August 24, 2023**DEED OF TRUST:**

Date: March 24, 2023
Grantor: Juan Miguel Villanueva-Pena
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 / 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. 202300001177 of the
Official Public Records of Hockley County, Texas.

Property: Lot 358, Tiger Farms II, a subdivision in Sections 8, 127 and 128, Block A R.M.
Thomson Survey and Sections 11 and 12, Block D, PSL Survey, Hockley County,
Texas, plat and/or dedication deed thereof recorded 9-20-2022 under county clerk
file no 20210009, official public record Hockley County, Texas.

NOTE:

Date: March 24, 2023
Amount: \$120,589.00
Debtor: Juan Miguel Villanueva-Pena
Holder: Viva Farms, LLC
Maturity Date: March 24, 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.

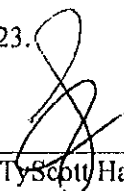
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 24th day of August, 2023.



Ty Scott Hamm, Substitute Trustee