




HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2025-0041 RECORDED DATE: 07/28/2025 11:46:16 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 951888 - 2 Doc(s) Document Page Count: 3 Operator Id: Dromero
RETURN TO: () CRAIG TERRILL HAMM GROSSMAN & ERWIN LLP 9816 SLIDE RD SUITE 201 LUBBOCK, TX 79424	SUBMITTED BY: CRAIG TERRILL HAMM GROSSMAN & ERWIN LLP 9816 SLIDE RD SUITE 201 LUBBOCK, TX 79424
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<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>	

PLEASE DO NOT DETACH

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 23, 2025

DEED OF TRUST:

Date: July 12, 2024
Grantor: Delmy Lizette Rios-Guerrero and Cesar Ivan Pacheco Cueto
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 / 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. 202400002931 of the Official Public Records of Hockley County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: July 12, 2024
Amount: \$116,510.00
Debtor: Delmy Lizette Rios-Guerrero and Cesar Ivan Pacheco Cueto
Holder: Viva Farms, LLC
Maturity Date: July 12, 2029

Date of Sale of Property (First Tuesday of the Month): Tuesday, September 2, 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: 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.

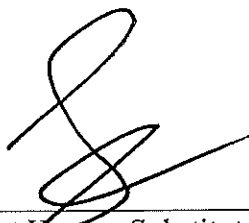
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 23rd day of July, 2025.

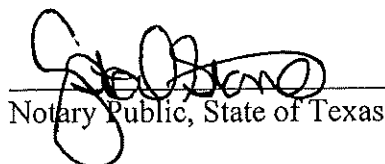


TyScott Hamm, Substitute Trustee

STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 23rd day of July, 2025, by TyScott Hamm.



Notary Public, State of Texas

EXHIBIT "A"

Tract 7

FIELD NOTE DESCRIPTION of a Boundary Survey of a 10.01 Acre (Tract 7), out of a 147.42 Acre Tract, as described in the recorded Instrument #2022-1557 Official Public Records of Hockley County, Texas, Being situated in League 721, Labor 19, Abstract 220, SCL Survey, Hockley County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a place in the centerline of a 60' private road, for the northeast corner of this tract, from which a 3/8 iron rod for the common corner of Labors 11, 12, 19, and 20, bears N. 2° 52' 04" E., at a distance of 1,131.75 feet, and S. 87° 09' 02" E., at a distance of 1,622.49 feet;

THENCE. S. 2° 52' 04" W., along the center line of said private road, at a distance of 377.25 feet, to a place in the centerline of said private road, for the southeast corner of this tract;

THENCE. N. 87° 09' 02" W., passing a 1/2" iron rod with "OJD ENG" cap set, in the west line of said private road, at a distance of 30.00 feet, continuing in all a distance of 1,155.74 feet, to a 1/2" iron rod with "OJD ENG" cap set, for the southwest corner of this tract;

THENCE. N. 2° 51' 54" E., at a distance of 377.25 feet, to a 1/2" iron rod with "OJD ENG" cap set, for the northwest corner of this tract;

THENCE S. 87° 09' 02" E., passing a 1/2" iron rod with "OJD ENG" cap set, in the west line of said private road, at a distance of 1,125.75 feet, continuing in all a distance of 1,155.75 feet, to the PLACE OF BEGINNING and containing 10.01 acres.