

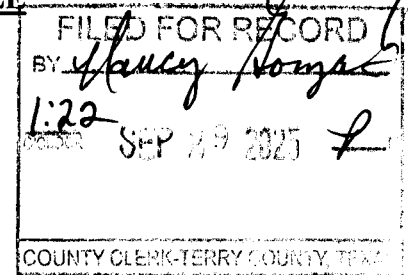
F 20250019

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 23, 2025

DEED OF TRUST:

Date: October 11, 2024
Grantor: Alejandro Ramirez, Jr. and Amber Briana Ramirez
Beneficiary: Viva Farms, LLC
Trustee: Mark Pigg



COUNTY WHERE PROPERTY IS LOCATED: Terry County, Texas

ANY ONE OF THE FOLLOWING NAMED PERSONS TO ACT AS SUBSTITUTE TRUSTEE:

TYSCOTT HAMM / JACEY DUBOIS / HAYDEN HATCH /
MORGAN WIEBOLD / JOBE RODGERS

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

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

Recording Information: Deed of Trust recorded at Document No. 291396 of the Official Public Records of Terry County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: October 11, 2024
Amount: \$43,197.00
Debtor: Alejandro Ramirez, Jr. and Amber Briana Ramirez
Holder: Viva Farms, LLC
Maturity Date: October 11, 2029

Date of Sale of Property (First Tuesday of the Month): Tuesday, November 4, 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 entrance of Terry County Courthouse, 500 W. Main, Room 105, Brownfield, Texas 79316, 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.

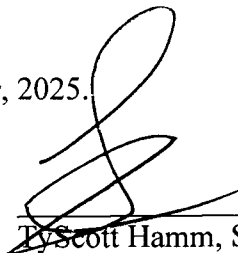
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the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

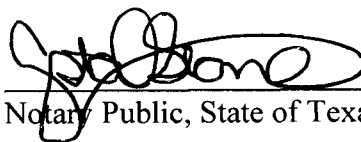


TyScott Hamm, Substitute Trustee

STATE OF TEXAS §

COUNTY OF LUBBOCK §

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



Notary Public, State of Texas

Vol. 25, Pg. 40

EXHIBIT "A"

Tract 21

FIELD NOTES for a 10.57 acre tract of land out of the south half of Section 5 recorded in Vol.732 Pg.377, situated in Section 5, B.S.&F. Survey, Abstract 2, Terry County, Texas, more particularly described as follows:

Commencing at a 1/2" iron rod with a cap inscribed "Telford" found at the southeast corner of said Section 5.

Thence N. $88^{\circ} 14' 22''$ W. a distance of 1741.69 feet to a 1/2" iron rod with a cap inscribed "OJD ENG" (hereinafter referred to as an "OJD cap") set in the south line of said Section 5 for the southeast and BEGINNING CORNER of this tract.

Thence N. $88^{\circ} 14' 22''$ W., along said south line, a distance of 348.82 feet to an OJD cap set for the southwest corner of this tract.

Thence N. $01^{\circ} 54' 28''$ E., at 1290.50 feet pass an OJD cap set, a total distance of 1320.50 feet to the northwest corner of this tract.

Thence S. $88^{\circ} 14' 22''$ E. a distance of 348.82 feet to the northeast corner of this tract.

Thence S. $01^{\circ} 54' 28''$ W., at 30.00 feet pass an OJD cap set, a total distance of 1320.50 feet to the POINT OF BEGINNING and containing 10.57 acres of land.