

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

#6995
FILED FOR RECORD
AT 4:31 O'CLOCK P.M.
AUG 08 2025
RENE TREVIÑO
CLERK OF COUNTY COURT
LAMB COUNTY, TEXAS

DATE: August 5, 2025

DEED OF TRUST:

Date: December 27, 2024
Grantor: Billy E. Monje
Beneficiary: Viva Farms, LLC
Trustee: Mark Pigg

COUNTY WHERE PROPERTY IS LOCATED: Lamb 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. 2025-00000121 of the Official Public Records of Lamb County, Texas.

Property: See Exhibit A.

NOTE:

Date: December 27, 2024
Amount: \$55,437.00
Debtor: Billy E. Monje
Holder: Viva Farms, LLC
Maturity Date: December 27, 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 Lamb County Courthouse, 100 6th Drive, Littlefield, Texas 79339, 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.

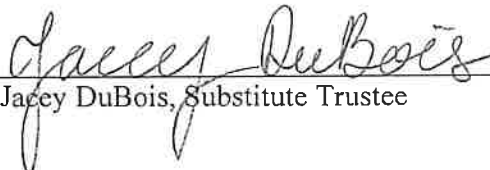
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 5th day of August, 2025.


Jacey DuBois, Substitute Trustee

STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 5th day of August, 2025, by Jacey Dubois.





Notary Public, State of Texas

EXHIBIT "A"

Terry Farms - Tract 6

FIELD NOTES for a 10.01 acre tract of land out of Labor 17, League 656, State Capitol Lands, Lamb County, Texas.

BEGINNING at a 1/2" iron rod set with a cap inscribed "RPLS 4263" (hereafter referred to as an OJD cap) in the north right-of-way line of F.M. Highway 54 which bears S. 87° 21' 10" E. a distance of 308.36 feet and N. 02° 38' 50" E. a distance of 50.00 feet from a mag nail set at the southwest corner of said Labor 17 for the southwest corner of this tract.

THENCE N. 02° 27' 05" E. a distance of 1443.11 feet to an OJD cap set for the northwest corner of this tract.

THENCE S. 87° 21' 10" E. a distance of 302.15 feet to an OJD cap set for the northeast corner of this tract.

THENCE S. 02° 27' 05" W. a distance of 1443.11 feet to an OJD cap set in said north right-of-way line of said F.M. Highway 54 for the southeast corner of this tract.

THENCE N. 87° 21' 10" W., along said right-of-way line, a distance of 302.15 feet to the POINT OF BEGINNING and containing 10.01 acres of land.