

2025 0349

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 19, 2025

DEED OF TRUST:

Date: May 5, 2023
Grantor: Joshua Derrick Sillivent
Beneficiary: Viva Farms, LLC
Trustee: Mark Pigg

COUNTY WHERE PROPERTY IS LOCATED: Lynn County, Texas

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

TYSCOTT HAMM / JACEY DUBOIS / HAYDEN HATCH / MORGAN WIEBOLD /
RYAN BIGBEE / CASSY MCGINNIS / GRANT UNDERWOOD /
TAMMY MATHIS / DAVID GARVIN

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

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

Recording Information: Deed of Trust recorded at Document No. 2023-0678 of the Official Public Records of Lynn County, Texas.

Property: See Exhibit A attached hereto.

NOTE:

Date: May 5, 2023
Amount: \$55,304.00
Debtor: Joshua Derrick Sillivent
Holder: Viva Farms, LLC
Maturity Date: May 5, 2028

Date of Sale of Property (First Tuesday of the Month): Tuesday, May 6, 2024.

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 Lynn County Courthouse, 1501 S. 1st Street, Tahoka, Texas 79373, 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.

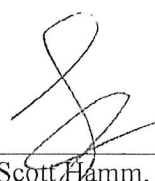
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 19th day of March, 2025.

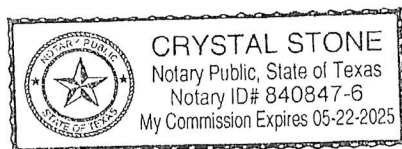


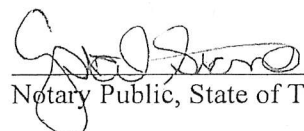
TyScott Hamm, Substitute Trustee

STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 19th day of March, 2025, by TyScott Hamm.





Notary Public, State of Texas

Exhibit A

Tract 2:

FIELD NOTES for an 11.85 acre tract of land out of the west half of Section 153, H. E. & W. T. Ry. Co. Survey, Abstract 297, Lynn County, Texas, and being further described by metes and bounds as follows.

BEGINNING in the south line of said Section 153 in County Road 13 which bears S. $88^{\circ} 06' 57''$ E. a distance of 1803.28 feet from a "STEVENS" cap found at the southwest corner of said Section 153 for the southwest corner of this tract.

THENCE N. $01^{\circ} 45' 17''$ E., at 30.0 feet pass an OJD cap set in the north margin of said County Road 13, a total distance of 1244.41 feet to an OJD cap set for the northwest corner of this tract.

THENCE S. $88^{\circ} 06' 57''$ E. a distance of 414.81 feet to an OJD cap set for the northeast corner of this tract.

THENCE S. $01^{\circ} 45' 17''$ W., at 1214.41 feet pass an OJD cap set in said north margin of said County Road 13, a total distance of 1244.41 feet to said south line of said Section 153 for the southeast corner of this tract.

THENCE N. $88^{\circ} 06' 57''$ W., along said County Road 13 and said south line, a distance of 414.81 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

FILED FOR RECORD
KAREN RENDON - COUNTY CLERK
LYNN COUNTY, TEXAS

INST NO:2025-0349

FILED ON: MARCH 24, 2025 AT 8:28am
THE INSTRUMENT CONTAINED 4 PAGES AT FILING
Filed by: Julia Charo Deputy Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Rendon, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 24th day of March 2025 at 8:28 AM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0349, 4 Pages

A handwritten signature in blue ink that reads "Karen Rendon". The signature is written in a cursive, flowing style.

Karen Rendon, County Clerk

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

CTHG&E

9816 SLIDE ROAD., STE. 201

LUBBOCK, TEXAS 79424