

2025 0402

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 2, 2025

DEED OF TRUST:

Date: August 25, 2023
Grantor: Juana Floricel Ramirez Perez
Beneficiary: Viva Construction, 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 J. 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. 2023-1179 of the Official Public Records of Lynn County, Texas.

Property: Lot One Hundred Sixteen (116), Malcom Farms, An Addition to Lynn County, Texas, which is more particularly described as a 160.85 acre tract of land being the NE/4 of Section 412, Block 1, D. & S. E. Ry. Co. Survey, Abstract No. 623, Lynn County, Texas.

NOTE:

Date: August 25, 2023
Amount: \$265,225.00
Debtor: Juana Floricel Ramirez Perez
Holder: Viva Construction, LLC
Maturity Date: August 25, 2025

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

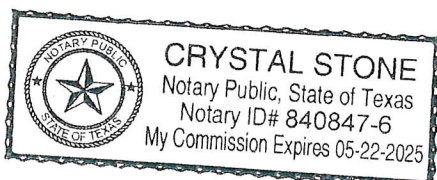
Executed this 2nd day of April, 2025.


TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 2nd day of April, 2025, by TyScott Hamm.




Notary Public, State of Texas

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

INST NO:2025-0402

FILED ON: APRIL 7, 2025 AT 10:32am
THE INSTRUMENT CONTAINED 3 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 7th day of April 2025 at 10:32 AM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0402, 3 Pages

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

Karen Rendon, County Clerk

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

Return:

CTHG&E

9816 SLIDE RD., STE. 201

LUBBOCK, TEXAS 79424