

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 20, 2023

DEED OF TRUST:

Date: January 30, 2023
Grantor: John Howard Sherman
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 / B. BLAZE TAYLOR / CONNAR ALLEN

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

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

Recording Information: Deed of Trust recorded at Document No. 2023-00000298 of the Official Public Records of Lamb County, Texas.

Property: See Exhibit A attached hereto for a complete legal description.

NOTE:

Date: January 30, 2022
Amount: \$220,659.00
Debtor: John Howard Sherman
Holder: Viva Farms, LLC
Maturity Date: January 30, 2028

Date of Sale of Property (First Tuesday of the Month): Tuesday, August 1, 2023

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.

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

No. 6753
2023 JUN 20 PM 3:00
COUNTY CLERK LAMB COUNTY TX

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.

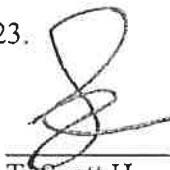
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 20th day of June, 2023.



Ty Scott Hamm, Substitute Trustee

EXHIBIT A

Tract 1

FIELD NOTES for a 10.01 acre tract of land out of Labor 17, League 666, State Capitol Lands, Lamb County, Texas.

BEGINNING in the west line of said Labor 17 in County Road 237 which bears S. 02° 39' 55" W. a distance of 60.00 feet from a 1/2" iron rod set with a cap inscribed "RPLS 4263" (hereafter referred to as an OJD cap) at the northwest corner of said Labor 17 for the northwest corner of this tract.

THENCE S. 87° 22' 46" E., at 25.0 feet pass an OJD cap set in the east margin of said county road, a total distance of 1424.15 feet to an OJD cap set for the northeast corner of this tract.

THENCE S. 02° 39' 55" W. a distance of 306.18 feet to an OJD cap set for the southeast corner of this tract.

THENCE N. 87° 22' 46" W., at 1399.15 feet pass an OJD cap set in said east margin of said county road, a total distance of 1424.15 feet to said west line in said county road for the southwest corner of this tract.

THENCE N. 02° 39' 55" E., along said west line and said county road, a distance of 306.18 feet to the POINT OF BEGINNING and containing 10.01 acres of land.

Tract 2

FIELD NOTES for a 10.01 acres tract of land out of Labor 17, League 666, State Capitol Lands, Lamb County, Texas.

BEGINNING in the west line of said Labor 17 in County Road 237 which bears S. 02° 39' 55" W. a distance of 366.18 feet from a 1/2" iron rod set with a cap inscribed "RPLS 4263" (hereafter referred to as an OJD cap) at the northwest corner of said Labor 17 for the northwest corner of this tract.

THENCE S. 87° 22' 46" E., at 25.0 feet pass an OJD cap set in the east margin of said county road, a total distance of 1424.15 feet to an OJD cap set for the northeast corner of this tract.

THENCE S. 02° 39' 55" W. a distance of 306.18 feet to an OJD cap set for the southeast corner of this tract.

THENCE N. 87° 22' 46" W., at 1399.15 feet pass an OJD cap set in said east margin of said county road, a total distance of 1424.15 feet to said west line in said county road for the southwest corner of this tract.

THENCE N. 02° 39' 55" E., along said west line and said county road, a distance of 306.18 feet to the POINT OF BEGINNING and containing 10.01 acres of land.

Tract 14

FIELD NOTES for a 21.92 acre tract of land out of Labor 17, League 666, State Capitol Lands, Lamb County, Texas.

BEGINNING at a 1/2" iron rod found at the northeast corner of said Labor 17 for the northeast corner of this tract.

THENCE S. 02° 27' 05" W., along the east line of said Labor 17, a distance of 643.17 feet to 1/2" iron rod set with cap inscribed "RPLS 4263" (hereafter referred to as OJD cap) for the southeast corner of this tract.

THENCE N. 87° 21' 10" W. a distance of 1353.62 feet to an OJD cap set for the most southerly southwest corner of this tract.

THENCE N. 02° 39' 55" E. a distance of 582.54 feet to an OJD cap set for an ell corner of this tract.

THENCE N. 87° 22' 46" W., at 1399.15 feet pass an OJD cap set in the east margin of County Road 237, a total distance of 1424.15 feet to the west line of said Labor 17 in said county road for the most westerly southwest corner of this tract.

THENCE N. 02° 39' 55" E., a distance of 60.00 feet to an OJD cap set at the northwest corner of said Labor 17 for the northwest corner of this tract.

THENCE S. 87° 22' 46" E., along the north line of said Labor 17, at 25.0 feet pass an OJD cap set in said east margin of said county road, a total distance of 2775.36 feet to the POINT OF BEGINNING and containing 21.92 acres of land.