

2025 - 0906

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 9, 2025

**DEED OF TRUST:**

**Date:** September 30, 2024  
**Grantor:** Cesar Ivan Guenter  
**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

**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:**

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

**Recording Information:** Deed of Trust recorded at Document No. 2024-1367 of the Official Public Records of Lynn County, Texas.

**Property:** See Exhibit A.

**NOTE:**

**Date:** September 30, 2024  
**Amount:** \$102,356.00  
**Debtor:** Cesar Ivan Guenter  
**Holder:** Viva Farms, LLC  
**Maturity Date:** September 30, 2029

**Date of Sale of Property (First Tuesday of the Month):** Tuesday, August 5, 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. 1<sup>st</sup> 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.

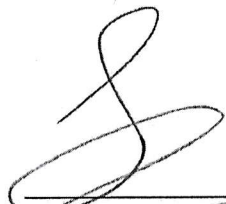
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the 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 9<sup>th</sup> day of July, 2025.

  
\_\_\_\_\_  
TyScott Hamm, Substitute Trustee

STATE OF TEXAS           §

COUNTY OF LUBBOCK   §

This instrument was acknowledged before me on this the 9<sup>th</sup> day of July, 2025, by TyScott Hamm.



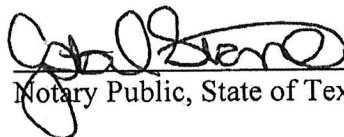
  
\_\_\_\_\_  
Notary Public, State of Texas

EXHIBIT "A"

Tract 5

FIELD NOTES for a 20.09 acre tract of land out of Section 5, Block 20, Abstract No. 440, H. E. & W. T. Ry. Co. Survey, Lynn County, Texas, more particularly described as follows.

BEGINNING at a 1/2" iron rod set with a blue cap inscribed "OJD ENG" in the south line of said Section 5 in the north margin of County Road 1 which bears S. 87° 57' 29" E. a distance of 1568.35 feet from an aluminum cap inscribed "RPLS 4460" found at the southwest corner of said Section 5 for the southwest corner of this tract.

THENCE N. 01° 32' 38" E. a distance of 2787.43 feet to a 1/2" iron rod set with a blue cap inscribed "OJD ENG" for the northwest corner of this tract.

THENCE S. 88° 23' 34" E. a distance of 313.78 feet to a "DELTA" cap found for the northeast corner of this tract.

THENCE S. 01° 32' 38" W. a distance of 2789.81 feet to a "DELTA" cap found in said north margin of said County Road 1 in the south line of said Section 5 for the southeast corner of this tract.

THENCE N. 87° 57' 29" W., along said north margin and said south line, a distance of 313.80 feet to the POINT OF BEGINNING and containing 20.09 acres of land.

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

**INST NO:2025-0906**

FILED ON: JULY 11, 2025 AT 10:12am  
THE INSTRUMENT CONTAINED 4 PAGES AT FILING  
Filed by: Karen Rendon County 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 11th day of July 2025 at 10:12 AM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0906, 4 Pages

A handwritten signature in blue ink that reads "Karen Rendon".

Karen Rendon, County Clerk

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

Return:  
CTHG&E  
TYSCOTT HAM  
9816 SLIDE RD STE 201  
LUBBOCK, TX 79424