

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** February 17, 2026

**DEED OF TRUST:**

**Date:** May 23, 2025  
**Grantor:** Tina Garcia  
**Beneficiary:** Viva Farms, LLC  
**Trustee:** Mark Pigg

FILED 2/26/26 1:07P  
TERRI LAURENCE  
BY Terril Laurence DEPUTY  
CLERK OF COUNTY COURT,  
GARZA COUNTY, TEXAS

**COUNTY WHERE PROPERTY IS LOCATED:** Garza County, Texas

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

TYSCOTT HAMM / JACEY DUBOIS / MORGAN WIEBOLD / HAYDEN HATCH /  
JOBE RODGERS / AJ JENKINS / 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. 250486 of the Official Public Records of Garza County, Texas.

**Property:** See attached Exhibit "A" by this reference made a part hereof.

**NOTE:**

**Date:** May 23, 2025  
**Amount:** \$118,295.00  
**Debtor:** Tina Garcia  
**Holder:** Viva Farms, LLC  
**Date of Maturity:** May 23, 2030

**Date of Sale of Property (First Tuesday of the Month):** Tuesday, April 7, 2026

**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:** In the foyer of the first floor of the Garza County Courthouse, at 300 West Main Street, Post, TX 79356.

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 17<sup>th</sup> day of February, 2026.

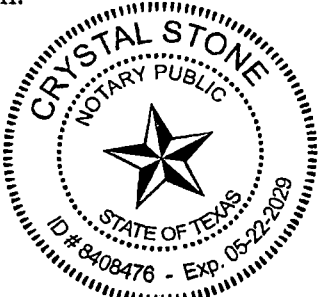


\_\_\_\_\_  
TyScott Hamm, Substitute Trustee

THE STATE OF TEXAS                    §

COUNTY OF LUBBOCK                    §

This instrument was acknowledged before me on this the 17<sup>th</sup> day of February, 2026, by TyScott Hamm.



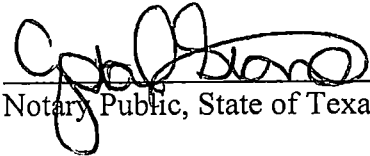
  
\_\_\_\_\_  
Notary Public, State of Texas

EXHIBIT A

**TRACT 1:**

**Lot 13**

**FIELD NOTES** for a 10.05 acre tract of land out of Section 26 described in Vol. 383 Pg. 1002, Block 6, H. & G.N. RR. Co. Survey, Abstract 928, Garza County, Texas, and more particularly described as follows.

**BEGINNING** at the southeast corner of this tract in the east line of Section 26, whence a 3/8" iron rod found at the southeast corner of said Section 26 bears N. 01° 09' 17" E. along the east line of said Section 26 and County Road 300 a distance of 989.92 feet.

**THENCE** N. 88° 58' 15" W., at 28.00 feet pass a 1/2" iron rod with cap inscribed "OJD ENG" (hereafter referred to as an OJD cap) set in the west margin of said County Road 300, a total distance of 1326.30 feet to an OJD cap set for the southwest corner of this tract.

**THENCE** N. 01° 09' 17" E. a distance of 329.96 feet to an OJD cap set for the northwest corner of this tract.

**THENCE** S. 88° 56' 15" E., at 1300.30 feet pass an OJD cap set in the west margin of said County Road 300, a total distance of 1326.30 feet to the east line of said Section 26 for northeast corner of this tract.

**THENCE** S. 01° 09' 17" W., along the said east line of Section 26 and County Road 300 a distance of 329.96 feet to the POINT OF BEGINNING and containing 10.05 acres of land.

**TRACT 2:**

**Lot 14**

**FIELD NOTES** for a 10.05 acre tract of land out of Section 26 described in Vol. 383 Pg. 1002, Block 6, H. & G.N. RR. Co. Survey, Abstract 928, Garza County, Texas, and more particularly described as follows.

**BEGINNING** at the southeast corner of this tract in the east line of Section 26, whence a 3/8" iron rod found at the southeast corner of said Section 26 bears N. 01° 09' 17" E. along the east line of said Section 26 and County Road 300 a distance of 659.96 feet.

**THENCE** N. 88° 58' 15" W., at 30.00 feet pass a 1/2" iron rod with cap inscribed "OJD ENG" (hereafter referred to as an OJD cap) set in the west margin of said County Road 300, a total distance of 1326.30 feet to an OJD cap set for the southwest corner of this tract.

**THENCE N. 01° 09' 17" E. a distance of 329.96 feet to an OJD cap set for the northwest corner of this tract.**

**THENCE S. 88° 56' 15" E., at 1298.30 feet pass an OJD cap set in the west margin of said**

**County Road 300, a total distance of 1326.30 feet to the east line of said Section 26 for northeast corner of this tract.**

**THENCE S. 01° 09' 17" W., along the said east line of Section 26 and County Road 300 a distance of 329.96 feet to the POINT OF BEGINNING and containing 10.05 acres of land.**

**TRACT 3:**

**Lot 15**

**FIELD NOTES for a 10.05 acre tract of land out of Section 26 described in Vol. 383 Pg. 1002, Block 6, H. & G.N. RR. Co. Survey, Abstract 928, Garza County, Texas, and more particularly described as follows.**

**BEGINNING at the southeast corner of this tract in the east line of Section 26, whence a 3/8" iron rod found at the southeast corner of said Section 26 bears N. 01° 09' 17" E. along the east line of said Section 26 and County Road 300 a distance of 330.00 feet.**

**THENCE N. 88° 58' 15" W., at 32.00 feet pass a 1/2" iron rod with cap inscribed "OJD ENG" (hereafter referred to as an OJD cap) set in the west margin of said County Road 300, a total distance of 1326.30 feet to an OJD cap set for the southwest corner of this tract.**

**THENCE N. 01° 09' 17" E. a distance of 329.96 feet to an OJD cap set for the northwest corner of this tract.**

**THENCE S. 88° 56' 15" E., at 1296.30 feet pass an OJD cap set in the west margin of said County Road 300, a total distance of 1326.30 feet to the east line of said Section 26 for northeast corner of this tract.**

**THENCE S. 01° 09' 17" W., along the said east line of Section 26 and County Road 300 a distance of 329.96 feet to the POINT OF BEGINNING and containing 10.05 acres of land.**

**TRACT 4:**

**Lot 16**

**FIELD NOTES** for a 10.04 acre tract of land out of Section 26 described in Vol. 383 Pg. 1002, Block 6, H. & G.N. RR. Co. Survey, Abstract 928, Garza County, Texas, and more particularly described as follows.

**BEGINNING** at a 3/8" iron rod found at the southeast corner of said Section 26 the southeast corner of this tract.

**THENCE N. 88° 56' 55" W.**, along the south line of Section 26 and County Road 386, a distance of 1326.30 feet to the southwest corner of this tract.

**THENCE N. 01° 09' 17" E.**, at 14.00 feet pass a 1/2" iron rod with cap inscribed "OJD ENG" (hereafter referred to as an OJD cap) set in the north margin of said County Road 386, a total distance of 329.48 feet to an OJD cap set for the northwest corner of this tract.

**THENCE S. 88° 56' 15" E.**, at 1294.30 feet pass an OJD cap set in the west margin of said County Road 300, a total distance of 1326.30 feet to the east line of said Section 26 for

northeast corner of this tract.

**THENCE S. 01° 09' 17" W.**, along the said east line of Section 26 and County Road 300 a distance of 330.00 feet to the POINT OF BEGINNING and containing 10.04 acres of land.