

Investigation into Viva Land Group, Viva Farms LLC, and Related Companies

Public-record research summary | October 31, 2026
Lubbock and surrounding West Texas communities

PURPOSE AND CENTRAL FINDING

This document is intended for land purchasers seeking to understand the companies associated with Viva Land Group and whether a reported buyer class-action lawsuit has been filed.

No verified class-action lawsuit by Viva land buyers was identified in the records reviewed. That does not prove that no case exists. The research did identify an official corporate name change, a published buyer complaint, government development records, foreclosure notices, and separate lawsuits involving individuals or business entities connected through governance.

This report distinguishes official filings and court records from allegations and unverified connections. It is an informational summary, not a finding of wrongdoing or legal opinion.

1. The company behind Viva Land Group

Texas Secretary of State documents establish that **Viva Farms, LLC** is a Texas limited liability company. It was originally organized as **Viva Capital Development, LLC** on June 1, 2021, and changed its legal name on June 29, 2021. The two legal names refer to the same entity.

Record	Detail
Current legal name	Viva Farms, LLC
Former legal name	Viva Capital Development, LLC
Texas SOS file number	0804089759
Texas taxpayer number	32079494574
Formation date	June 1, 2021
Name amendment	June 29, 2021
Registered address	810 Texas Avenue, Lubbock, TX 79401
Registered agent	Cameron Kulbeth
Reported status	In existence / active

Viva Land Group is the public-facing land sales name. The Better Business Bureau lists Viva Farms LLC as an alternate business name. Texas SOSPortal displayed no assumed names for the Viva Farms LLC entity record; this does not by itself establish how the Viva Land Group brand is registered or operated.

Primary sources: Texas SOS Certificate of Formation (document 1055259620009); Certificate of Amendment (1062364660003); 2026 Comptroller entity listing; BBB business profile.

2. Original manager and reported governing entities

The 2021 formation certificate identifies **Cameron Kulbeth** as the organizer, initial manager, and registered agent. Later Public Information Reports list five governing entities. These listings do not establish ownership percentages or prove that all five independently sell land.

Governing entity	Address reported
BLC Preston Family Partners	810 Texas Ave, Lubbock
KCH Hart Family Partnership	810 Texas Ave, Lubbock
Kulbeth Family Partnership	810 Texas Ave, Lubbock
Pigg Brothers LLC	8901 155th St, Wolfforth
WCA Family Partnership LLC	140 CR 327, Goldthwaite

The same five governing entities appear in the 2022, 2023, and 2024 Public Information Reports, as well as the 2026 management information reviewed. The 2023 and 2024 filings bear an electronic signature under the name Brad R. Smith; that signature alone does not establish an ownership role.

Primary sources: Texas Public Information Reports 1225545010001, 1324808470001, and 1431340350001; 2026 Comptroller management listing.

3. Other potentially connected businesses

Additional business-record and real-estate-record research identified the following names associated with some of the same individuals or partnerships. **They are not verified alternate names for Viva Land Group.** The strength of each connection varies, and a shared manager or recorded signature is not proof of common ownership or coordinated conduct.

Business	Reported association
Scarlet Land Services LLC	Overlapping partnership connections
Leasing Partners LLC	Cameron Kulbeth listed in management records
Treze Partners LLC	Cameron Kulbeth listed as member-manager
Treze Cooper Heights LLC / Treze Alcove LLC	Corporate links involving Treze Partners

Business	Reported association
CAKO Partners LLC / ACBC Holdings LLC	Real estate-record associations
BI Stone Ranch Partners LLC / Pineywoods Ranch Partners LLC	Real estate-record associations

Secondary research leads: Corporation Wiki corporate directory; Elementix real-estate-record analysis. These connections require verification against underlying filings before making legal conclusions.

4. Civil lawsuits identified

The following cases concern people or businesses with reported connections to Viva Farms governance. **None has been verified as a class action brought by purchasers of Viva Land Group property.** A lawsuit allegation is not a finding that the conduct occurred.

Martin et al. v. Leasing Partners, LLC et al. (2018)

U.S. District Court, Western District of Texas | **7:18-cv-00174**. Filed September 28, 2018. Cameron Kulbeth is named as a defendant in a case involving RICO claims and mineral-related leasing activity. The case predates Viva Farms LLC. Its ultimate disposition was not verified during this research.

Source: <https://dockets.justia.com/docket/texas/txwdce/7%3A2018cv00174/973811>

Deep Rock Minerals, LLC v. Scarlet Land Services, LLC (2024)

U.S. District Court, Eastern District of Oklahoma | **6:24-cv-00432**. The dispute concerns mineral-rights agreements. The plaintiff alleged that the contract conveyed rights beyond what the seller understood. On September 22, 2025, the court denied a motion to dismiss; that procedural decision is not a finding of fraud. Scarlet Land Services has reported corporate connections to partnerships also appearing in Viva Farms records.

Source: <https://law.justia.com/cases/federal/district-courts/oklahoma/okedce/6%3A2024cv00432/37403/26/>

Hackford et al. v. Scarlet Land Services et al. (2025)

U.S. District Court, District of Utah | **2:25-cv-00520**. This civil proceeding involves disputed mineral-rights agreements. Broader case metadata lists some overlapping persons or partnerships; parties appearing in metadata should not automatically be described as active defendants in every amended pleading.

Source: https://www.govinfo.gov/app/details/USCOURTS-utd-2_25-cv-00520

Decker v. Scarlet Land Services (2025)

U.S. District Court, District of Utah | **2:25-cv-00334**. A contract dispute involving Scarlet Land Services. The docket reflects a stipulated request for dismissal with prejudice in August 2025. That does not establish wrongdoing or explain why the dispute ended.

Source: <https://dockets.justia.com/docket/utah/utdce/2%3A2025cv00334/156317>

5. Published buyer complaint against Viva Land Group

The BBB published a complaint dated August 8, 2025 involving allegations about promised land improvements and infrastructure. The buyer described delays and disagreements concerning electricity, a well, septic work, added costs, and representations associated with a land-and-home arrangement. BBB marked the complaint unanswered. The allegations have not been independently adjudicated.

During the research reviewed, Viva Land Group had a D- BBB rating and was not accredited. BBB ratings can change and should be rechecked when circulating this report.

Source: <https://www.bbb.org/us/tx/lubbock/profile/real-estate-agent/viva-land-group-0875-91347799/complaints>

6. Government records concerning development

Water well permits

July 2023 board minutes of the Permian Basin Underground Water Conservation District report that 12 wells had been drilled for Viva Land Group without permits, and that the board directed further action. The minutes do not establish the subsequent outcome or any penalties.

Source: <https://www.pbuwcd.com/files/d6a2474a8/Board%2BMinutes%2B7-24-23%2Bsigned.pdf>

Martin County public comments

June 11, 2024 minutes of Martin County Commissioners Court record comments concerning Viva Land Group lots along County Road B1900. The available minutes do not detail the underlying concerns and should not be characterized as a proven deceptive-sales complaint.

7. Seller financing and foreclosure records

County foreclosure notices name Viva Farms LLC as beneficiary or lienholder in several seller-financed property transactions, including notices in Lubbock, Hockley, Randall, and Garza counties. A foreclosure notice documents a scheduled legal process, not necessarily a completed sale or lender misconduct.

A meaningful assessment would require examining the number of financed properties, defaults, completed foreclosures, and subsequent resales. The available notices alone do not permit a reliable foreclosure-rate calculation.

Source: https://www.lubbockcounty.gov/egov/documents/1747421480_80563.pdf

8. Issues reported by buyers - not established findings

Accounts discussed during this research raise concerns about how five-year balloon payments were explained, how little principal may be paid down by required installments, promises concerning property infrastructure and taxes, and declarations about nonresidential use despite alleged knowledge of intended occupancy.

Other reported circumstances include buyers being encouraged to purchase additional acreage based on assertions of competing interest. These are buyer accounts; the number of affected people, the precise contract terms, and the truth of individual sales statements have not been independently established.

These issues may warrant examination under applicable real-estate and consumer-protection law. An expensive loan or package-sale condition is not automatically unlawful; the key questions are what was represented, what was disclosed, and what the applicable law required.

9. Has a Viva buyer class action been filed?

No verified class-action filing by Viva Land Group or Viva Farms LLC purchasers was located in the records reviewed. Searches do not conclusively establish that no action exists. A recent or unindexed county filing, a claim involving another entity, or pre-filing discussions with counsel could explain the rumor. No case number, signed complaint, or attorney identification confirming such an action has been obtained.

The county civil-docket search was not exhaustive. Litigation involving Scarlet Land Services, Leasing Partners, or other connected entities should not be presented as a Viva buyer lawsuit.

10. Overall conclusion and practical next steps

Official records confirm a former legal name for Viva Farms, its original manager, five reported governing entities, and documented property-financing activity. Public sources also document one published BBB complaint and development-related government concerns. Separate civil cases involve some connected persons or entities, but concern different transactions and do not prove misconduct by Viva Land Group.

To verify a rumored buyer class action, the most decisive evidence would be a **court name, case number, filed complaint, or law firm representing the buyers**. Land purchasers who believe they were misled should retain their agreements, advertisements, messages, loan schedules, tax correspondence, and payment records, and consider seeking independent Texas legal advice without waiting for a rumored class action.

Important: This report is a research summary of documents and allegations identified as of October 31, 2026. It is not a legal opinion, does not certify that records searches were exhaustive, and makes no determination of liability.

Addendum: Verified court actions and outcomes

Updated October 31, 2026. This supplement adds what can actually be established about the disposition of cases and official actions mentioned in the accompanying report. A discovery ruling, a denied dismissal motion, a settlement, and an adverse judgment are different outcomes. None of the findings below is a judgment against Viva Farms, LLC or Viva Land Group for deceptive residential land sales.

Decker v. Scarlet Land Services — SETTLED AND CLOSED (2025)

U.S. District Court, District of Utah | 2:25-cv-00334. The court docket records an **August 11, 2025 Order of Dismissal** stating that the parties notified the court they **settled their dispute**. The court dismissed the case **with prejudice**, each side bearing its own costs, and marked the case closed. The docket does not disclose settlement terms or a judicial finding of fraud.

Record: <https://dockets.justia.com/docket/utah/utdce/2:2025cv00334/156317>

Hackford v. Scarlet Land Services — DISCOVERY ORDER GRANTED (2026)

U.S. District Court, District of Utah | 2:25-cv-00520. On **May 12, 2026**, Magistrate Judge Cecilia M. Romero granted the plaintiffs' motion to compel discovery. The court ordered the defendants to respond to requests for records about other Utah royalty assignments and related communications covering **November 2023 through December 2024**, within 20 days. The judge concluded that information about similar transactions could be relevant to allegations of a pattern. **This is a substantive discovery ruling, not a finding that the allegations are true or a final judgment.** The order recounts plaintiffs' allegations concerning at least 50 people; that number is an allegation, not a court-verified victim count.

Record: <https://law.justia.com/cases/federal/district-courts/utah/utdce/2:2025cv00520/157561/66/>

Deep Rock Minerals v. Scarlet Land Services — DISMISSAL DENIED (2025)

U.S. District Court, Eastern District of Oklahoma | 6:24-cv-00432. On **September 22, 2025**, the court denied Scarlet Land Services' motion to dismiss a quiet-title/declaratory dispute over a mineral-rights assignment. The court held that the plaintiff had standing and had adequately pleaded its claim, including sufficiently particular allegations underlying the asserted fraud. The ruling allows litigation to proceed; **it does not decide whether a fraud occurred or who ultimately owns the disputed rights.** No later final judgment was verified in the public material reviewed.

Record: <https://law.justia.com/cases/federal/district-courts/oklahoma/okedce/6:2024cv00432/37403/26/>

Martin v. Leasing Partners — FINAL OUTCOME NOT VERIFIED

U.S. District Court, Western District of Texas | 7:18-cv-00174. The accessible docket copy confirms the RICO-related complaint naming Cameron Kulbeth and other defendants and early procedural extensions. Crucially, this copy says it was **last retrieved on November 15, 2018**. It cannot establish whether the case was later dismissed, settled, tried, or resolved by judgment. An updated federal docket would be needed for a definitive disposition.

Record: <https://dockets.justia.com/docket/texas/txwdce/7:2018cv00174/973811>

Water-well matter — ENFORCEMENT OUTCOME NOT VERIFIED

Permian Basin Underground Water Conservation District board minutes report that 12 wells had been drilled for Viva Land Group without permits and that follow-up was directed. The minutes do **not** document a final penalty, adjudicated violation, permit correction, or closure of the issue. The district would need to supply any subsequent inspection, correspondence, compliance, or enforcement records.

Record: <https://www.pbuwcd.com/files/d6a2474a8/Board%2BMinutes%2B7-24-23%2Bsigned.pdf>

BBB complaint, county comments and foreclosures — STATUS LIMITS

The BBB complaint is reported as unanswered, which is not a judicial determination. Martin County meeting minutes record comments but do not establish an agency ruling. County foreclosure notices show scheduled proceedings, not necessarily completed foreclosure sales, and by themselves do not establish wrongdoing.

Bottom line: The clearest outcome identified is a **settlement and dismissal** in Decker. Two other cases resulted in **procedural rulings favorable to plaintiffs** (discovery granted in Hackford; dismissal denied in Deep Rock). None amounts to a judicial finding against Viva Land Group or Viva Farms LLC. No buyer class-action judgment or even a verified buyer class-action filing against those entities was found.

Source note: The publicly accessible docket mirrors may be incomplete. These findings describe the rulings actually verified as of the report date and should not be read as a comprehensive PACER docket certification.