



A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the TEXAS PROPERTY CODE. Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

NOTICE OF TRUSTEE'S SALE

DATE: September 4, 2025

PROMISSORY NOTE: Promissory Note described as:

Date: May 11, 2023
 Maker: Thunder Sun Inc.
 Payee: City Bank
 Principal Amount: \$850,000.00

DEED OF TRUST: Deed of Trust described as:

Date: May 11, 2023
 Grantor: Thunder Sun Inc.
 Trustee: Scott Blount
 Beneficiary: City Bank
 Recording Information: Recorded in/under Instrument #2023017387 of the Official Public Records of Lubbock County, Texas.

PROPERTY:

TRACT I: LOT THREE (3), BLOCK ONE (1), WEST END PLACE ANNEX, a Subdivision of a part of the NW/4 of Section 44, Block A-K, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 415, Page 115 of the Deed Records of Lubbock County, Texas.

TRACT II: LOT TWELVE (12), BLOCK TWO (2), WEST END PLACE ANNEX, a Subdivision of a part of the NW/4 of Section 44, Block A-K, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 415, Page 115 of the Deed Records of Lubbock County, Texas.

The Real Property or its address is commonly known as 1902 KEWANEE AVE & 6302 20TH ST, LUBBOCK, TX 79407.

Trustee: Scott Blount
 Trustee's Mailing Address: P. O. Box 5060
 Lubbock, Texas 79408

Substitute Trustee: Michael Hicks or M. Andrew Stewart
 Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700
 Lubbock, Texas 79401

Or

Substitute Trustee: Morris Wilcox
Substitute Trustee's Mailing Address: 5219 City Bank Parkway
Lubbock, Texas 79407

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

October 7, 2025 being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

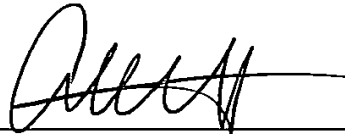
PLACE OF TRUSTEE'S SALE OF PROPERTY:

The gazebo on the front lawn at the West side of the Lubbock County Courthouse located at 904 Broadway, Lubbock, Lubbock County, Texas, or at other such location as designated by the County Commissioners of Lubbock County, Texas.

Default has occurred in the payment of the Promissory Note referenced above and in the performance of the obligations of the Deed of Trust referenced above, which secures the Promissory Note. Because of such default, Beneficiary, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested that a Substitute Trustee sell the Property in accordance with the terms of each Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Beneficiary may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

By the terms of the Deed of Trust, the Deed of Trust secures all obligations, debts and liabilities, plus interest thereon, of the Grantor to Beneficiary, or any one or more of them, as well as all claims by Beneficiary against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise. Based on the foregoing, the Trustee hereby notifies all parties that any proceeds from the sale of the Property at the foreclosure sale, may be applied to any of the loans listed on Schedule 1, attached hereto.




M. Andrew Stewart, Substitute Trustee

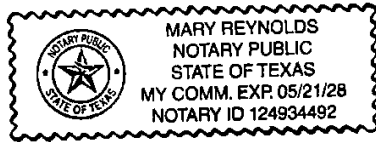
ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF LUBBOCK)

This instrument was acknowledged before me on September 4th, 2025, by M. Andrew Stewart, Substitute Trustee.



Notary Public, State of Texas



Schedule 1
List of Cross Collateralized Loans

Note No.	Note Date	Original Loan Balance	Maker	Payee
*****978	07/19/18	\$158,185.00	Thunder Sun Inc.	City Bank
*****609	11/12/19	\$124,000.00	Thunder Sun Inc.	City Bank
*****832	01/31/20	\$52,000.00	Thunder Sun Inc.	City Bank
*****668	04/22/22	\$99,920.00	Thunder Sun Inc.	City Bank
*****284	01/06/23	\$132,000.00	Thunder Sun Inc.	City Bank
*****589	05/11/23	\$850,000.00	Thunder Sun Inc.	City Bank
*****620	08/17/23	\$105,000.00	Thunder Sun Inc.	City Bank
*****622	08/17/23	\$75,000.00	Thunder Sun Inc.	City Bank
*****658	03/02/24	\$50,000.00	Thunder Sun Inc.	City Bank

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
09/04/2025 03:07 PM
FEE: \$2.00
2025035368