



**NOTICE OF ACCELERATION OF DEBT AND NOTICE OF SUBSTITUTE TRUSTEE'S  
SALE**

*(Tex. Prop. Code § 51.002)*

**Date:** September 10, 2025

**To:** Angel Boyles  
6713 85th St.  
Lubbock, TX 79424

**A. Acceleration**

Because the defaults described in the Notice of Default and Intent to Accelerate dated July 22, 2025 were not cured, Kevin G. Boyles hereby accelerates the indebtedness secured by the Deed of Trust to Secure Assumption (the "DTSA"). The accelerated amount is \$65,177.57, together with (i) interest, (ii) late charges, (iii) sums paid or to be paid to State National Bank to protect the Note, and (iv) reasonable attorney and trustee fees (collectively, the "Debt").

*This acceleration does not affect the rights of State National Bank under the original Note.*

**B. Trustee's Sale Information**

<b>Item</b>	<b>Details</b>
-------------	----------------

<b>Date of Sale</b>	First Tuesday, October 2025, being the 7 <sup>th</sup> day of October, 2025.
---------------------	--

<b>Time</b>	10:00 a.m. – 4:00 p.m. (Trustee may begin at any time in this window)
-------------	---

<b>Primary Location</b>	Gazebo on the front lawn of the Lubbock County Courthouse, Lubbock, TX
-------------------------	--

<b>1st Alternate</b>	Second-floor auditorium, 916 Main St., Lubbock, TX
----------------------	--

<b>2nd Alternate</b>	Commissioners Courtroom, 5th Floor, Lubbock County Courthouse, or any other location later designated by the Commissioners Court pursuant to § 51.002
----------------------	---

<b>Substitute Trustee</b>	Kent Canada, Michael Sullivan, and any successor appointed per § 51.0075 located at 430 N. Carroll Avenue, Suite 120, Southlake, Texas 76092.
---------------------------	---

<b>Property</b>	See full legal description attached as <b>Exhibit "A"</b> (taken from the DTSA)
-----------------	---

**THIS INSTRUMENT APPOINTS A DEBT COLLECTOR. ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE.**

EXECUTED this 2nd day of September, 2025.

Kent Canada

Kent Canada

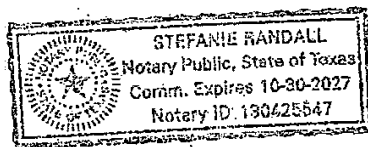
Michael Sullivan

Michael Sullivan

Attorneys for Kevin G. Boyles  
Sullivan Law Offices  
430 N. Carroll Ave, Suite 120  
Southlake, TX 76092  
O: 469-702-0099  
[MS@sullivanlawoffices.com](mailto:MS@sullivanlawoffices.com)

**STATE OF TEXAS  
COUNTY OF DALLAS**

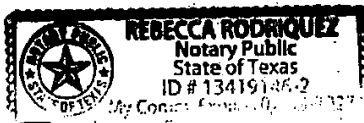
This instrument was acknowledged before me on this 2nd day of September, 2025,  
by Kent Canada.



Stefanie Randall  
Notary Public, State of Texas

**STATE OF TEXAS  
COUNTY OF TARRANT**

This instrument was acknowledged before me on this 5th day of September, 2025,  
by Michael Sullivan.



Rebecca Rodriguez  
Notary Public, State of Texas

**Exhibit A**

**LOT SIXTY SIX (66), MONTEREY, AN ADDITION TO THE CITY OF LUBBOCK,  
LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR  
DEDICATION DEED THEREOF RECORDED IN VOLUME 7909, PAGE 68 OF THE  
OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS.**

**FILED AND RECORDED**

**OFFICIAL PUBLIC RECORDS**



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
09/11/2025 11:25 AM  
FEE: \$2.00  
2025036236