



Notice of Foreclosure Sale

September 15, 2025

Deed of Trust and Assignment of Leases & Rents ("Deed of Trust"):

Dated: 5/26/2020

Grantor: Thunder Sun, Inc. a Texas Corporation

Trustee: David Fuller

Lender: WillFull Properties LLC, a Texas limited liability company

Recorded in: Document #2020021291 in the Real Property Records of Lubbock County, Texas.

Legal Description: A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 9, Block D-2, Lubbock County, Texas, being further described as follows:

BEGINNING at a 1/2" iron rod found at the Northwest corner or this tract which bears South a distance of 1320.00 feet and S. 89°45' E. a distance of 720.00 feet from the Northwest corner of Section 9, Block D-2, Lubbock County, Texas;

THENCE S. 89°45' E. a distance of 300.00 feet to a 1/2" iron rod found at the Northeast corner of this tract;

THENCE South, at 435.00 feet pass a 1/2" iron rod found in reference, continuing for a total distance of 465.00 feet to a 3/8" iron rod found at the Southeast corner of this tract;

THENCE N. 89°45' W. a distance 300.00 feet to a 1/2" iron rod with cap set for the Southwest corner of this tract;

THENCE North, at 30.00 feet pass a 1/2" iron rod found in reference, continuing for a total distance of 465.00 feet to the Point of Beginning; SAVE AND EXCEPT the following described property:

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 9, Block D-2, Lubbock County, Texas, being further described as follows:

BEGINNING at a " iron rod found in the Northeast corner of this tract which bears South a distance of 1320.00 feet and S. 89°45' E., a distance of 1020.00 feet from the Northwest corner of said Section

9, Block D-2, Lubbock County, Texas;

THENCE South a distance of 217.50 feet to a ½" iron rod with cap set for the Southeast corner of this tract;

THENCE N. 89°45' W., a distance of 88.00 feet to a ½" Iron rod with cap set for the Southwest corner of this tract;

THENCE North a distance of 174.05 feet to a ½" iron rod with cap set for a corner of this tract;

THENCE N. 89°45' W., a distance of 62.00 feet to a ½" iron rod with cap set for a corner of this tract;

THENCE North a distance of 43.45 feet to a ½" iron rod with cap set for the Northwest corner of this tract;

THENCE S.89°45' E., a distance of 150.00 feet to the Point of Beginning...

The Real Property or its address is commonly known as 3214, 3216, 3218 & 3220 Unit A&B CR 5825, Lubbock, TX 79415.

Secures: Adjustable-Rate Promissory Note ("Note") in the original principal amount of \$327,624.76 executed by Thunder Sun, Inc. A Texas Corporation ("Borrower") and payable to the order of Lender WillFull Properties LLC.

Substitute Trustee: Matthew N. Zimmerman

Substitute Trustee's Address: 5504 114th Street
Lubbock, Texas 79424

Mortgage Servicer: SecureNet Loan Services, LLC

Mortgage Servicer's Address: P.O. Box 15826
San Antonio, Texas 78212

Foreclosure Sale:

Date: October 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: At the County Courthouse of Lubbock, County, Texas at the place(s) designated by the Lubbock County Commissioners Court pursuant to Texas Property Code § 7 51.002(a).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

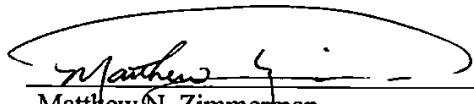
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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Lubbock, Texas 79408-1980
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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
09/15/2025 03:19 PM
FEE: \$2.00
2025036807