



STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property:

Lot Three (3) of Blake Subdivision of Block Forty-Five (45) of the Roberts and McWhorter Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 26, Page 66, Deed Records, Lubbock County, Texas, as to Tract 1;

Lot Nine (9), Block Five (5), McMillan Heights, Installment No. 1, a Subdivision in Section 20, Block A, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 343, Page 390, Deed Records, Lubbock County, Texas, as to Tract 2;

Lot Ten (10), Block Five (5), McMillan Heights, Installment No. 1, a Subdivision in Section 20, Block A, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 343, Page 390, Deed Records, Lubbock County, Texas, as to Tract 3;

Lot Eleven (11), Block Five (5), McMillan Heights, Installment No. 1, a Subdivision in Section 20, Block A, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 343, Page 390, Deed Records, Lubbock County, Texas, as to Tract 4;

Lot Twenty-Four (24), Block Four (4), McMillan Heights, Installment No. 1, a subdivision in Section 20, Block A, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 343, Page 390, Deed Records, Lubbock County, Texas, as to Tract 5;

Lot Twelve (12), Block Six (6), Lone Star Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 407, Page 101, of the Deed Records of Lubbock County, Texas, as to Tract 6;

The West 43 23/39ths feet of Lot Six (6) and the East Half (E/2) of Lot Seven (7), Block Thirteen (13), McCRUMMEN'S SECOND ADDITION to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 26, Page 60, Deed Records, Lubbock County, Texas, as to Tract 7;

A portion of Tract Thirty-one (31) of the Stubbs Subdivision of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10), Block "B", Lubbock County, Texas, said portion being described by metes and bounds as follows: Beginning at a point in the West boundary line of said Tract Thirty-one (31), which point is 4.84 feet North of the Southwest corner of said Tract Thirty-one (31) for the Southwest corner of this tract; Thence East 140 feet parallel with the South boundary line of said Tract Thirty-one (31) to a point for the Southeast corner of this tract; Thence North 49.86 feet to a point for the

Northeast corner of this tract; Thence West 140 feet to a point in the West boundary line of said Tract Thirty-one (31), which point is the Northwest corner of this tract; Thence South along the West boundary line of said Tract Thirty-one (31), 49.8 feet to the place of beginning, as to Tract 8;

Lot Six (6), Block Three (3), W.T. Shepherd Subdivision of Lot Three (3), Block Twenty-Three (23), W.D. Crump Five Acre Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 346, Page 72, Deed Records, Lubbock County, Texas, as to Tract 9;

Lot Ten (10), Block One (1), Riceland Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 430, Page 619, Deed Records, Lubbock County, Texas, as to Tract 10;

The West Sixty-Eight Feet (W 68') of Lot Six (6), Block Four (4), College Heights Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 325, Page 546, Deed Records, Lubbock County, Texas, as to Tract 11;

Lot Twenty-One (21), J.R. Ritchey Subdivision of Block Twenty-Six (26), of the Roberts & McWhorter Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 80, Page 452, Deed Records, Lubbock County, Texas, SAVE AND EXCEPT the East Two and two tenths feet (E 2.2') conveyed to Urban Renewal Agency of the City of Lubbock in/under Volume 1422, Page 468, Deed Records, Lubbock County, Texas, as to Tract 12; and

Lot Nineteen (19), Block Twelve (12), Country Club Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat, and/or Dedication Deed thereof recorded in Volume 155, Page 247, Deed Records, Lubbock County, Texas, as to Tract 13.

County: Lubbock County, Texas

Note:	Date:	April 24, 2024
	Original Principal Amount:	\$1,025,000.00
	Borrower:	Thunder Sun, Inc.
	Lender:	1013 Holdings, LLC
	Maturity Date:	April 1, 2028

Deed of Trust:	Date:	April 24, 2024
	Grantor:	Thunder Sun, Inc.
	Lender/Mortgagee:	1013 Holdings, LLC

Recording Information:

Recorded in Lubbock County, Texas Real-Property Records on April 29, 2024,
Instrument No. 2024017316

Date of Sale: (first Tuesday of the Month):

September 2, 2025

Time of Sale:

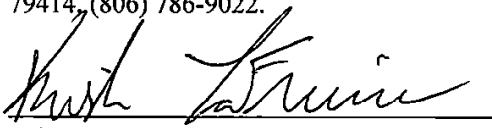
11:00 a.m. – 3:00 p.m.

Place of Sale:

At the county courthouse of Lubbock County, Texas at the place(s) designated by the Lubbock County Commissioners Court, pursuant to Tex. Property Code § 51.002(a).

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.

Appointment of Substitute Trustee: 1013 Holdings, LLC, as Lender and holder of the Note and Deed of Trust, has appointed Kristen LaFreniere as Substitute Trustee under the Deed of Trust for purposes of this sale. 1013 Holdings, LLC has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. The Substitute Trustee's address is: 4630 50th St., Suite 108, Lubbock, Texas 79414, (806) 786-9022.


Kristen LaFreniere, Substitute Trustee

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 LENDER.

Terms of Sale: Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce such postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale

will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

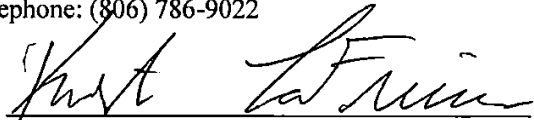
VANDER-PLAS LAFRENIERE, PLLC

4630 50th St., Suite 108

Lubbock, Texas 79414

Telephone: (806) 786-9022

By:

A handwritten signature in black ink, appearing to read "Kristen LaFreniere", written over a horizontal line.

Kristen LaFreniere

kvp@vplflaw.com

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
08/05/2025 02:35 PM
FEE: \$2.00
2025030363