



Notice of Substitute Trustee's Sale

Date: **October 3, 2025**

Substitute Trustee: **Dax D. Voss or Josh Frost**

Lender: **Tres Amigos Rentals, LLC, a Texas limited liability company**

Borrower: **Thunder Sun, Inc.**

Current Record Owner: **Thunder Sun, Inc.**

Note: **Loan No. XXXXXX6589, commencement date of May 11, 2023 with an original principal amount of \$850,000 for a term of five years with a maturity date of May 11, 2028. The interest rate on the Loan was a variable rate. The initial rate was 6.9%, but changed to 10.90% post maturity (by default or acceleration).**

Deed of Trust

Date: **May 11, 2023**

Grantor: **Thunder Sun, Inc.**

Lender: **Tres Amigos Rentals, LLC**

Recording Information: **Deed of Trust dated May 11, 2023, by Thunder Sun, Inc. and recorded in the Official Public Records of Lubbock given Instrument Number 2023017387.**

Property (including any improvements):

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.

County: Lubbock

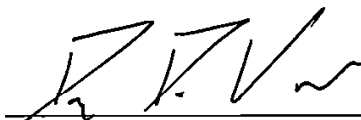
Date of Sale (first Tuesday of month): November 4, 2025

Time of Sale: between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Lubbock County, Texas

Lender has appointed Dax D. Voss as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note and any other indebtedness secured by the above described property.

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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Dax D. Voss

THE STATE OF TEXAS

COUNTY OF LUBBOCK

BEFORE ME, the undersigned authority, on this day personally appeared Dax D. Voss, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.





Notary Public, State of Texas

Chelsea Lusk
Notary's Printed Name
My Commission Expires

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/03/2025 03:35 PM
FEE: \$2.00
2025039246

