



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

2428 22nd Street,
Lubbock, Lubbock County, Texas 79411

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.

1. Date, Time, and Place of Sale.

Date: December 2, 2025

Time: The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. local time.

Place: The gazebo located on the front lawn of the Lubbock County Courthouse, with the first alternate location being the second floor auditorium at 916 Main and the second alternate location being the Commissioner's Court located on the fifth floor of the courthouse (or another location as designated for foreclosure sales by the Lubbock County Commissioner's Office pursuant to § 51.002 of the Texas Property Code.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Promissory Note, dated September 6, 2023 and recorded in Document No. 2023023647 the Official Public Records of LUBBOCK County, Texas, with THUNDER SUN INC., a Texas corporation, as Grantor, Michael A. Boulos as Trustee, and Pinnacle Commercial Lending, LLC as the Lender.

4. Obligations Secured. Deed of Trust or Promissory Note executed by ONE HUNDRED TWENTY-TWO THOUSAND ONE HUNDRED TWENTY-TWO AND 22/100 DOLLARS (\$122,122.22) and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pinnacle Commercial lending is the current Lender and Beneficiary of the Promissory Note and Deed of Trust.

Deed of Trust or Promissory Note executed by THUNDER SUN INC., securing the payment of the indebtedness in the original amount of ONE HUNDRED NINETY-FIVE THOUSAND and No/100 Dollars (\$195,000.00) and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pinnacle Commercial lending is the current Lender

and Beneficiary of the Promissory Note and Deed of Trust

Deed of Trust or Promissory Note executed by THUNDER SUN INC., securing the payment of the indebtedness in the original amount of SEVENTY-FIVE THOUSAND and No/100 Dollars (\$75,000.00) and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pinnacle Commercial lending is the current Lender and Beneficiary of the Promissory Note and Deed of Trust.

Deed of Trust or Promissory Note executed by THUNDER SUN INC., securing the payment of the indebtedness in the original amount of ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED ONE AND 16/100 DOLLARS (\$119,501.16) and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pinnacle Commercial lending is the current Lender and Beneficiary of the Promissory Note and Deed of Trust.

Deed of Trust or Promissory Note executed by THUNDER SUN INC., securing the payment of the indebtedness in the original amount of ONE HUNDRED EIGHTY-THREE THOUSAND SEVEN HUNDRED FORTY-NINE AND 55/100 DOLLARS (\$183,749.55) and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pinnacle Commercial lending is the current Lender and Beneficiary of the Promissory Note and Deed of Trust.

Deed of Trust or Promissory Note executed by ONE HUNDRED FORTY-NINE THOUSAND FOUR HUNDRED FORTY-TWO AND 24/100 DOLLARS (\$149,442.24) and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pinnacle Commercial lending is the current Lender and Beneficiary of the Promissory Note and Deed of Trust.

5. **Property to Be Sold.** LOT TWENTY-THREE (23), BLOCK THREE (3), ELLWOOD PLACE, INSTALLMENT #1, AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 98, PAGE 195, AMENDED IN VOLUME 104, PAGE 120 AND VOLUME 105, PAGE 500 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS

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 MORTGAGEE.

The undersigned, as attorney for the mortgagee, does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT I. JOSEPH, whose address is 1517 Texas Ave, Lubbock, Texas 79401 as Substitute Trustee, who shall hereafter exercise all

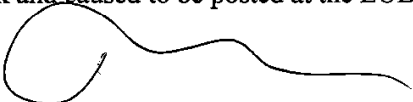
powers and duties set aside to the said original trustee under the said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Regards,


Robert Joseph
Attorney at Law
State Bar No. 11030700
806-762-0555
Fax: 806-762-0588
Email: robert@rijosephpc.com
*Attorney for Pinnacle Commercial
Lending, LLC*

Certificate of Posting

My name is Robert I. Joseph, and my address is 1517 Texas Ave, Lubbock, Texas 79401. I declare under penalty of perjury that on October 30, 2025 I filed at the office of the LUBBOCK County Clerk and caused to be posted at the LUBBOCK County courthouse this notice of sale.



Declarant's Name: Robert I. Joseph

Date: October 30, 2025

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/30/2025 10:07 AM
FEE: \$2.00
2025042606