

Notice of Foreclosure Sale

December 12, 2025

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

Dated: 7/15/2023

Grantor: Oakwood Apartments Holdings, a Protected Series of Elite TX Capital, LLC, a Texas Series Limited Liability Company

Trustee: David Fuller

Lender: WillFull Properties LLC, a Texas limited liability company

Recorded in: Document #2023026880 in the Real Property Records of Lubbock County, Texas.

Legal Description: Lots Seventy-Nine (79) and Eighty (80), Windsor Heights Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof, recorded in/under Volume 916, Page 81, of the Deed Records of Lubbock County, Texas, commonly known as 2101 51st Street, Lubbock, Texas 79412.

Secures: Adjustable-Rate Promissory Note ("Note") in the original principal amount of \$779,625.00 executed by Oakwood Apartments Holdings, a Protected Series of Elite TX Capital, LLC, a Texas Series Limited Liability Company ("Borrower") and payable to the order of Lender WillFull Properties LLC. Assumption Agreement dated January 31, 2024 recorded in Document #2024004944 on 2/05/2024 from Oakwood Apartments Holdings to Thunder Sun, Inc., A Texas Corporation.

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: January 6, 2026

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 11:00 a.m. and not later than three hours thereafter.

Place: At the gazebo located on the front lawn of the Lubbock County Courthouse with the first alternate location being the 2nd floor auditorium at 916 Main and the second alternate location being the Commissioners' Courtroom located on the 5th floor of the courthouse, or as designated by the County Commissioners Court, pursuant to Texas Property Code § 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 performance of the obligations of the Note and 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.

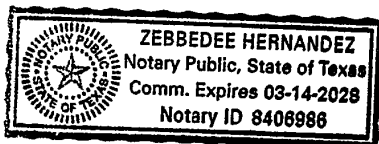
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

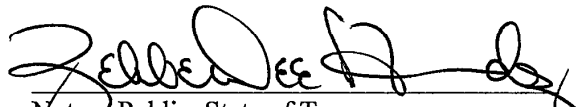
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Matthew N. Zimmerman
Attorney for WillFull Properties LLC
State Bar No: 24100386
Email: mzimmerman@bustoslawfirm.com
BUSTOS LAW FIRM, P.C.
5504 114th Street (79424)
P.O. Box 1980
Lubbock, Texas 79408-1980
Phone: 806.780.3976
Fax: 806.780.3800

THE STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on the 12th day of December, 2025, by Matthew N. Zimmerman.




Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
12/18/2025 08:46 AM
FEE: \$2.00
2025048766

