

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 5, 2026

DEED OF TRUST:

Date: May 28, 2019
Grantor: Thunder Sun, Inc.
Beneficiary: First Bank & Trust, a division of UMB Bank, n.a.
Trustee: Barry Orr

COUNTY WHERE PROPERTY IS LOCATED: Lubbock County, Texas

ANY ONE OF THE FOLLOWING NAMED PERSONS TO ACT AS SUBSTITUTE TRUSTEE:

H. GRADY TERRILL / TYSCOTT HAMM / HAYDEN HATCH / JACEY DUBOIS
MORGAN WIEBOLD / JOBE RODGERS

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

9816 Slide Road, Suite 201; Lubbock, Lubbock County, Texas, 79424

Recording Information: Deed of Trust recorded at Document No. 2019027516 of the Official Public Records of Lubbock County, Texas.

Property: Lot One Hundred Ten (110), University Pines, an Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 1342, page 578, of the Deed Records of Lubbock County, Texas. The real property or its address is commonly known as 2707 92nd Street, Lubbock, Texas 79423.

NOTE:

Date: May 29, 2019
Amount: \$84,000.00
Debtor: Thunder Sun, Inc.
Holder: First Bank & Trust, a division of UMB Bank, n.a.
Maturity Date: May 28, 2024

Date of Sale of Property (First Tuesday of the Month): Tuesday, February 3, 2026

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 10:00 a.m.

Place of Sale of Property: On the front steps of the Lubbock County Courthouse, Lubbock, Lubbock County, Texas, at 904 Broadway, Lubbock, Texas, or as designated by the County Commissioners.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

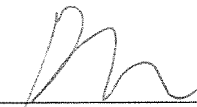
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 5th day of January, 2026.



H. Grady Terrill, Substitute Trustee

THE STATE OF TEXAS §
COUNTY OF LUBBOCK §

This instrument was acknowledged before me by H. Grady Terrill on this the 5th day of January, 2026.





Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk

Lubbock County, TEXAS

01/06/2026 09:38 AM

Recording Fee: \$29.00

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