



## NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

306 Main Street  
IDALOU, TEXAS 79329

**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: February 3, 2026

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 November 3, 2022 and recorded in Document No. 2022051111 of the Official Public Records of LUBBOCK County, Texas, with THUNDER SUN INC., a Texas corporation, as Grantor, Bryan K. Greer as Trustee, and Pinnacle Commercial Lending, LLC as the Lender.

**4. Obligations Secured.** 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 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 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 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 THIRTY-THREE THOUSAND EIGHT HUNDRED TWENTY-SEVEN AND 55/100 DOLLARS (\$133,827.55) 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 5, AND THE NORTH HALF (1/2) OF LOT 6, IN BLOCK 12 OF THE PAUL HUFSTEDLER SUBDIVISION OF BLOCK 19 OF THE ROSS ADDITION TO THE CITY OF IDALOU, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 86, PAGE 130, 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,



Ericka R. Lopez  
Attorney at Law  
State Bar No. 24130592  
806-762-0555  
Fax: 806-762-0588  
Email: [Ericka@RJJosephPC.com](mailto:Ericka@RJJosephPC.com)  
*Attorney for Pinnacle Commercial  
Lending, LLC*

**Certificate of Posting**

My name is Ericka R. Lopez, and my address is 1517 Texas Ave, Lubbock, Texas 79401. I declare under penalty of perjury that on January 7, 2026 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: Ericka R. Lopez

Date: January 7, 2026

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
01/07/2026 10:03 AM  
FEE: \$2.00  
2026000538