

STATE OF TEXAS §
§
COUNTY OF LUBBOCK §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property:

Lot Nineteen (19), Block Two (2), Urban Heights Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat, and/or dedication deed thereof recorded in Volume 371, Page 388 of the Deed Records of Lubbock County, Texas.

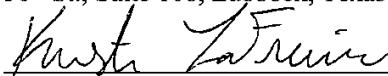
County: Lubbock County, Texas

Note:	Date:	January 17, 2024
	Original Principal Amount:	\$120,318.75
	Borrower:	Thunder Sun, Inc.
	Lender:	LBK Lending, LLC
	Maturity Date:	July 17, 2024
 Deed of Trust:	Date:	January 17, 2024
	Grantor:	Thunder Sun, Inc.
	Lender/Mortgagee:	LBK Lending, LLC
	Recording Information:	Recorded in Lubbock County, Texas Real Property Records, Instrument No. 2024004156
 Date of Sale: (first Tuesday of the Month):	February 3, 2026	
 Time of Sale:	10:30 a.m.	
 Place of Sale:	At the county courthouse of Lubbock County, Texas at the place(s) designated by the Lubbock County Commissioners Court, pursuant to Tex. Property Code § 51.002(a).	

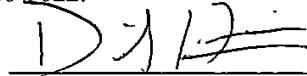
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD

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.

Appointment of Substitute Trustee: LBK Lending, LLC, as Lender and holder of the Note and Deed of Trust, has appointed Kristen LaFreniere, David LaFreniere, and Craig Woody as Substitute Trustees under the Deed of Trust for purposes of this sale. LBK Lending, LLC has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. The Substitute Trustee's address is: 4630 50th St., Suite 108, Lubbock, Texas 79414, (806) 786-9022.



Kristen LaFreniere, Substitute Trustee

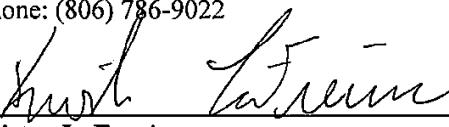


David LaFreniere, Substitute Trustee

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 LENDER.

Terms of Sale: 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, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce such postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refile may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

VANDER-PLAS LAFRENIERE, PLLC
4630 50th St., Suite 108
Lubbock, Texas 79414
Telephone: (806) 786-9022

By: 
Kristen LaFreniere
kvp@vplflaw.com

DATED: January 8, 2026

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/08/2025 01:33 PM
FEE: \$2.00
2026000735