

25-05059  
2001 27TH ST, LUBBOCK, TX 79411

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**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

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**Property:**      The Property to be sold is described as follows:

LOT ONE (1), BLOCK THIRTY-FIVE (35), HIGHLAND HEIGHTS,  
INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF LUBBOCK,  
LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT  
AND/OR DEDICATED DEED THEREOF RECORDED IN VOLUME 109,  
PAGE 176, DEED RECORDS, LUBBOCK COUNTY, TEXAS.

**Security Instrument:**      Deed of Trust dated April 4, 2024 and recorded on April 17, 2024 at Instrument Number  
2024015835 in the real property records of LUBBOCK County, Texas, which contains a  
power of sale.

**Sale Information:**      April 7, 2026, at 10:00 AM, or not later than three hours thereafter, 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  
Commissioner's Courtroom located on the 5th floor of the courthouse, or as designated  
by the County Commissioners Court.

**Terms of Sale:**      Public auction to highest bidder for cash. In accordance with Texas Property Code  
section 51.009, the Property will be sold as is, without any expressed or implied  
warranties, except as to warranties of title, and will be acquired by the purchaser at its  
own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee  
reserves the right to set additional, reasonable conditions for conducting the sale and will  
announce the conditions before bidding is opened for the first sale of the day held by the  
substitute trustee.

**Obligation Secured:**      The Deed of Trust executed by THUNDER SUN INC. secures the repayment of a Note  
dated April 4, 2024 in the amount of \$88,577.00. U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
TRUSTEE FOR DETERMINATION MORTGAGE TRUST, whose address is c/o  
Selene Finance LP, 9990 Richmond Avenue, Suite 400 South, Houston, TX 77042-4546,  
is the current mortgagee of the Deed of Trust and Note and Selene Finance LP is the  
current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and  
Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to  
administer the foreclosure on its behalf.

**Substitute Trustee:**      In accordance with Texas Property Code section 51.0076 and the Security Instrument  
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute  
trustees listed below.

**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.**

**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**



4865498

**FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY  
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

*Kathryn Dahlin*

De Cubas & Lewis, P.C.  
Kathryn Dahlin, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

*[Signature]*  
Substitute Trustee(s): Terry Browder, Laura Browder,  
Agency Sales and Posting LLC||Terry Browder, Laura  
Browder, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.  
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

**Certificate of Posting**

I, *Terry Browder*, declare under penalty of perjury that on the 10 day of  
February, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the  
requirements of LUBBOCK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**FILED AND RECORDED**

**OFFICIAL PUBLIC RECORDS**



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
02/10/2026 10:15 AM  
FEE: \$2.00  
2026004683