



STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property: LOT NINE (9), BLOCK SEVEN (7). SUNNY HILL ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 432, PAGE 42 OF THE DEED OF RECORDS OF LUBBOCK COUNTY, TEXAS.

Street Address: 3616 39th Street, Lubbock, Texas 79414

County: Lubbock County, Texas

Note: **Date:** January 17, 2020
 Original Principal Amount: ONE HUNDRED FORTY-SIX
 THOUSAND FIVE HUNDRED AND
 NO/100 DOLLARS (\$146,500.00)
 Borrowers: Jennifer Cooley and Nicodemus Moreno
 Lender: Thunder Sun Inc., a Texas corporation
 Maturity Date: February 1, 2040

Deed of Trust: **Date:** January 17, 2020
 Grantors: Jennifer Cooley and Nicodemus Moreno
 Mortgagee: Thunder Sun Inc., a Texas corporation
 Trustee: Austin Hughes
 Recording Information: Document No. 2020002391, Real Property
 Records of Lubbock County, Texas

Date of Sale (first Tuesday of month): February 7, 2023

Time of Sale: 10:00 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 Texas 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. Austin Hughes Trustee and Thunder Sun, Inc. as Mortgagee have appointed Carter Bowers, Brad J. Davidson, Tommy D. Sheen, or Mitchell "Gus" Williams as Substitute Trustee under the Deed of Trust for purposes of this sale. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

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 refiled 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.

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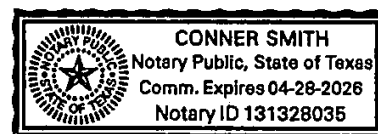
By: 
Carter Bowers
Attorney at Law
Substitute Trustee

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This instrument was acknowledged before me on the 3rd day of January, 2023, by Carter Bowers.



Notary Public, State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
01/04/2023 01:08 PM
FEE: \$3.00
2023000291

