

**NOTICE OF FORECLOSURE SALE****Deed of Trust:**

Dated: July 12, 2024
Grantor: THUNDER SUN INC., A TEXAS CORPORATION
Trustee: Matthew C Aycock
Lender: Ternus Lending LLC, a Delaware limited liability company
Loan Servicer: Fort Loan Services LLC, a Texas limited liability company
Recorded: **Instrument #2024028330**, recorded on July 17, 2024, in the official Real Property (Deed) Records of Lubbock County, Texas
Secures: **Promissory Note** ("Note") in the original principal amount of \$75,000.00, executed by THUNDER SUN INC., A TEXAS CORPORATION ("Borrower") and payable to the order of Lender
Maturity Date: January 12, 2025

Legal Description:

THE WEST FIFTY FEET (W.50') OF LOT TWO (2) AND THE EAST TWENTY-FIVE FEET (E.25') OF LOT THREE (3), BLOCK FIFTEEN (15), HILLCREST RESUBDIVISION, A SUBDIVISION OF TRACTS 1 TO 8 AND 10 TO 24 OF HILLCREST, A SUBDIVISION OF THE NW/4 OF SURVEY 18, BLOCK B, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 256, PAGE 281, DEED RECORDS OF LUBBOCK COUNTY, TEXAS; and more commonly known as 4907 37th St, Lubbock, Texas 79414.

FORECLOSURE SALE:

Date: **Tuesday, April 1, 2025**
Time: The sale of the Property will be held 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.** and not later than three hours thereafter.
Place: **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 COMMISSIONERS COURTROOM LOCATED ON THE 5TH FLOOR OF THE COURTHOUSE**
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that



Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Terry Browder, and/or Laura Browder

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender or Loan Servicer passes the Foreclosure Sale, then notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

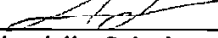
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS

THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF
THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:



Ted Gambordella

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
03/11/2025 10:12 AM
FEE: \$2.00
2025008787