

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Filed this 8<sup>th</sup> day of NOV 2024  
1:50 P.M.

**DATE:** November 8, 2024

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Yolanda Hernandez Deputy  
Yolanda Hernandez

**DEED OF TRUST:**

Date: June 21, 2023

Grantor: PHILLIP STOWE

Grantor's County: CALDWELL

Beneficiary: ANRN INVESTMENTS, LLC

Trustee: JOHN A. HAY III

Substitute Trustee: ROBERT E. BLACK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. 2023-004020, Real Property Records, Caldwell County,  
Texas.

**PROPERTY:**

Being 10.1231 acres, more or less, in the Garron Hinds League, Abstract No. 13,  
Caldwell County, Texas, and being more particularly described in Deed of Trust recorded  
in Document No. 2023-004020, Official Public Records of Caldwell County, Texas.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** June 21, 2023

**Original Principal Amount:** \$120,000.00

**Holder:** ANRN INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00  
p.m.):** 3rd day of December, 2024.

**PLACE OF SALE OF PROPERTY:**

County Courthouse of Caldwell County, Lockhart, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 11:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**



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ROBERT E. BLACK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964