

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 9, 2024

Filed this 11th day of Dec. 2024
3:08 P M

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.

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

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.): 7th day of January, 2025.

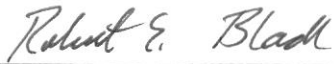
PLACE OF SALE OF PROPERTY:

Caldwell County Justice Center, 1703 S. Colorado St., 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.



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