

**NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE****Deed of Trust**

Date: 01/25/2024
Grantor(s): Joe Braxton Anders III
Mortgagee: American Holly Properties, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 2024018989
Property County: Lubbock County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Lubbock County, Texas**, being more particularly described as, **A 1.92, more or less, acre tract of land out of Section Twenty-Three (23), Block A, Lubbock County, Texas; being more particularly described in Warranty Deeds recorded in Volume 1756, Page 256 and Volume 1756, Page 258 of the Official Public Records of Lubbock County, Texas; such description being incorporated herein be reference. (more particularly described in the Loan Documents).**

Date of Sale: 12/2/2025

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: THE GAZEBO LOCATED ON THE FRONT LAWN OF THE COUNTY COURTHOUSE, WITH THE FIRST ALTERNATE LOCATION BEING THE SECOND FLOOR AUDITORIUM AT 916 MAIN AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONER'S COURT LCOATED ON THE FIFTH FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

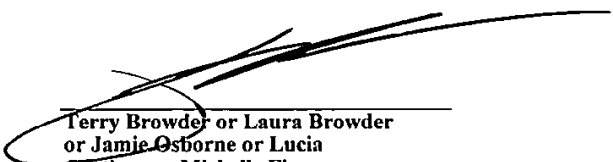
ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

The Mortgagee, whose address is:

American Holly Properties, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/10/2025



Terry Browder or Laura Browder
or ~~Jamie Osborne~~ or Lucia
Cortinas or Michelle Figueroa or
Enrique Loera or Hans-Peter
Ludwig or Donna Brammer or
Katrina Rodriguez or Rinki Shah
or Theresa Phillips or David Cerda
or Jose Martinez or Mark Laffaye
or Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Álvarez or
Tamiriramunashe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Rodolfo Pineda or
Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or
Yajaira Garcia or Jennifer Nava or
Nicholas Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
11/10/2025 10:06 AM
FEE: \$2.00
2025043874