

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE)

WHEREAS, by Deed of Trust dated January 18, 2024, JEFFREY RANDOW and wife, PENELOPE RANDOW, conveyed to MARY M. MOURSUND, Trustee, of Llano County, Texas, certain real property situated in Gillespie County, Texas, being described as follows, to-wit:

BEING Lot No. 62, Vineyard Ridge, a subdivision situated in Gillespie County, Texas, according to the plat recorded in Volume 5, Pages 122-134, Plat Records of Gillespie County, Texas,

to secure the payment of one certain Real Estate Lien Note therein described in the principal amount of \$634,614.35, which Deed of Trust is recorded under Clerk's File No. 20240263, of the Official Public Records of Gillespie County, Texas, and to which Deed of Trust and its record thereof, reference is here made for further description and all pertinent purposes and to more fully show the wording and effect of such instrument; and

WHEREAS, said note and liens securing same were renewed, extended and modified by Modification Agreement dated January 31, 2025, executed by and between JEFFREY RANDOW and wife, PENELOPE RANDOW and Arrowhead Bank, Llano, Texas, said Modification Agreement recorded under Clerk's File No. 20250829, of the Official Public Records of Gillespie County, Texas; and

WHEREAS, the undersigned, BRAD K. HATFIELD, has been appointed as Substitute Trustee in the place and stead of Mary M. Moursund, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust, said Appointment of Substitute Trustee is recorded in the Official Public Records of Gillespie County, Texas; and

WHEREAS, JEFFREY RANDOW and wife, PENELOPE RANDOW, have made default under the terms of the note described in said instrument and secured by said Deed of Trust, and the indebtedness evidenced therein and secured thereby, with an unpaid principal balance thereon in the amount of SIX HUNDRED THIRTY-FOUR THOUSAND SIX HUNDRED FOURTEEN AND 35/100 (\$634,614.35) DOLLARS, plus accrued interest, attorney's fees and costs on said Indebtedness are all now wholly due; and ARROWHEAD BANK, Llano, Texas, the owner and holder of said indebtedness has requested the undersigned to enforce such trust and to sell the above described property covered by said Deed of Trust to satisfy said indebtedness above described; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that I, BRAD K. HATFIELD, Substitute Trustee as aforesaid, hereby give notice that I will accordingly, after due posting of this notice as required by such Deed of Trust and the law, and the mailing of notice to the debtor by Certified Mail, Return Receipt Requested, sell at public venue to the highest bidder, or bidders, for cash, "AS IS", at the main front door facing Main Street of the Courthouse in Gillespie County, Texas, or if the preceding area is no longer the designated area, at the area of such Courthouse designated by the Gillespie County Commissioner's Court as the area where foreclosure sales shall take place, or if no such area has been designated, at the main entrance steps of the Gillespie County Courthouse located at 101 W. Main St., Fredericksburg, Texas 78624, no earlier than 10:00 o'clock

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POSTED
(a)
AUG 07 2025 2:02 PM
FILED
LINDSEY BROWN
COUNTY CLERK Gillespie Co., Texas
By _____
Deputy


A. M and no later than 3 hours thereafter, on the first Tuesday in September, the same being September 2, 2025, the following described lot, tract or parcel of land lying and being situated in Gillespie County, Texas, to-wit:

BEING Lot No. 62, Vineyard Ridge, a subdivision situated in Gillespie County, Texas, according to the plat recorded in Volume 5, Pages 122-134, Plat Records of Gillespie County, Texas.

The mailing address of Arrowhead Bank, Llano, Texas, is 108 West Sandstone, Llano, Texas 78643 and the mailing address of Brad K. Hatfield, is P. O. Box 7627, Horseshoe Bay, Texas 78657.

PROVIDED, HOWEVER, the above described property is being sold subject to all matters of record that are prior to the Deed of Trust above described, that affect title thereto, and that are superior interests therein.

WITNESS MY HAND this 7th day of August, A. D., 2025.



Brad K. Hatfield, Substitute Trustee

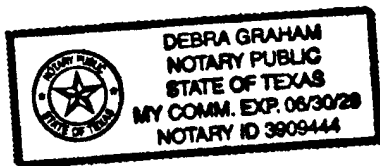
THE STATE OF TEXAS)

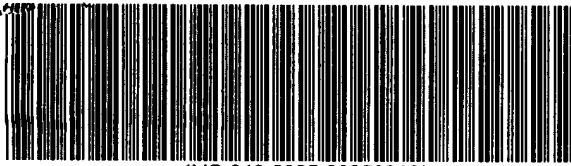
COUNTY OF LLANO)

This instrument was acknowledged before me on this the 7th day of August, 2025, by BRAD K. HATFIELD, Substitute Trustee, for the benefit of ARROWHEAD BANK, Llano, Texas, a Texas banking corporation, on behalf of said corporation.



Notary Public, State of Texas





VG-346-2025-20250010

Gillespie County
LINDSEY BROWN
Gillespie County Clerk

Instrument Number: 20250010

Recorded On: August 07, 2025 02:03 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 20250010
Receipt Number: 20250807000032
Recorded Date/Time: August 07, 2025 02:03 PM
User: Josh C
Station: DELLGVKBHQ2

Record and Return To:

ARROWHEAD BANK
108 WEST SANDSTONE
LLANO TX 78643



STATE OF TEXAS

Gillespie County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Gillespie County, Texas**

LINDSEY BROWN
Gillespie County Clerk
Gillespie County, TX

Lindsey Brown