

NOTICE OF FORECLOSURE SALE
May 4, 2021

FORECLOSURE
FILED FOR POSTING
Maria Haderer
COUNTY CLERK, LLANO COUNTY, TEXAS
BY ABW DEPUTY
DATE 3-19-21
TIME 1:00pm

Deed of Trust ("Deed of Trust"):

Dated: May 4, 2017

Grantor: Jennifer Hope Wilkinson and James Robert Wilkinson

Trustee: Robert A. Klaeger

Lender: Quest IRA, Inc. and Quest IRA, Inc. FBO William E. Stohler
Account Number 13417-11
Quest Trust Company FBO William E. Stohler Jr. IRA#12883-11
FKA Quest IRA, Inc. FBO William E. Stohler Jr. Account Number
12883-11

Recorded in: Warranty Deed with Vendor's Lien recorded in Volume 1573,
Page 953 of the real property records of Llano County, Texas

Legal Description: BEING Lot No. 11, Gran Sabana, a subdivision in Llano County,
Texas, according to Plat Recorded in Volume 1, Page 30, Plat
Records of Llano County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of
\$170,000.00, executed by Jennifer Hope Wilkinson and James
Robert Wilkinson ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 4, 2021

Time: The sale of the Property will be held between the hours of 10:00
A.M. and 4:00 P.M. local time; the earliest time at which the
Foreclosure Sale will begin is 1:30 p.m. and not later than three
hours thereafter.

Place: at a place designated by the Commissioner's Court

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
Quest IRA, Inc. FBO William E. Stohler Account Number 12883-
11 and Quest IRA, Inc. FBO William E. Stohler Account Number
13417-11's bid may be by credit against the indebtedness secured
by the lien of the Deed of Trust.

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, Quest IRA, Inc. FBO William E. Stohler Account Number 12883-11 and Quest IRA, Inc. FBO William E. Stohler Account Number 13417-11, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Quest IRA, Inc. FBO William E. Stohler Account Number 12883-11 and Quest IRA, Inc. FBO William E. Stohler Account Number 13417-11's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Quest IRA, Inc. FBO William E. Stohler Account Number 12883-11 and Quest IRA, Inc. FBO William E. Stohler Account Number 13417-11'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Quest IRA, Inc. FBO William E. Stohler Account Number 12883-11 and Quest IRA, Inc. FBO William E. Stohler Account Number 13417-11 passes the Foreclosure Sale, 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 Quest IRA, Inc. FBO William E. Stohler Account Number 12883-11 and Quest IRA, Inc. FBO William E. Stohler Account Number 13417-11. 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, 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 Trustee.

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 service to the sender of this notice immediately.



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