

NOTICE OF TRUSTEE'S SALE

FORECLOSURE
FILED FOR POSTING
Cecilia McClinton
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *Joni M Farr* DEPUTY
DATE *May 19, 2025*
TIME *3:00 pm*

Llano County

Deed of Trust Dated: July 2, 2019

Amount: \$110,453.65

Grantor(s): Bobby Herrington and Sasha Herrington

Original and Current Mortgagee: Donny Moellendorf and Melanie Moellendorf

Trustee: Rob Wilson

Recording Information: The Deed of Trust was recorded as Instrument No.19-04717, Official Public Records of Llano County, Texas.

Legal Description: Being the North One-Half (N 1/2) of Lot No. Eighty-Two (82), of Block No. Fifteen (15), Old Town South Addition to the Town of Llano, on the South Side of the Llano River, according to the plat thereof recorded in Volume J, Page 616, Deed Records of Llano County, Texas; and being the same property conveyed to Donny Moellendorf and Melanie Moellendorf in the deed recorded in Volume 1574, Page 3039, Official Public Records of Llano County, Texas.

Date of Sale: July 1, 2025, between the hours of 10:00am and 4:00pm

Time: The sale will occur between the hours of 10:00am and 1:00pm.

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the Llano County Commissioners court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

The 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 hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Trustee, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Trustee may bid and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

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.

Signed on May 19, 2025.



Rob Wilson, Trustee
806 Oatman Street
Llano, Texas 78643