

FORECLOSURE  
FILED FOR POSTING  
Cecilia McClintock  
COUNTY CLERK, LLANO COUNTY, TEXAS  
BY Joni Farr DEPUTY  
DATE 7-14-2025  
TIME 1:30 pm

## NOTICE OF FORECLOSURE SALE

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.

1. *Substitute Trustee.* Derek Long, Jeremy Males or Rose Males

*Trustee's Address.* c/o Penfold & Long, PC  
5950 Sherry Lane, Suite 220  
Dallas, Texas 75225

2. *Property to Be Sold.* The property to be sold is described as follows:  
Lot Nos. Four (4) and Five (5), Block No. Eighty-Two (82), of Llano Improvement and Furnace Company's Addition, an Addition to the Town of Llano, Llano County, Texas, according to the Map or Plat recorded in Volume R, Page 644, Deed Records, Llano County, Texas.  
Commonly known as 202 E. Taylor Street, Llano, Texas.
3. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust filed August 9, 2022, recorded under Clerk's File No. 22-06614 of the Real Property Records of Llano County, Texas. The debtor is Krystle L. Reimer.
4. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, the 5<sup>th</sup> day of August, 2025.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Llano County Courthouse at the following location: The South Door of the Llano County Courthouse on the steps or as designated by the County Commissioners or as designed by the County Commissioners Court.

JMSR Enterprises LLC, a Texas limited liability company ("Mortgagee") has appointed Derek Long, Jeremy Males or Rose Males as Substitute Trustee to act under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward satisfaction of the Note.

Notice is given that on the Date, Time and Place of Sale, Substitute Trustee will offer the property for sale at public auction at the Place, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, IN THIS DISPOSITION. The earliest time the sale will occur is the Time, and the sale will be conducted no later than three hours thereafter.

DATED: JULY 14, 2025.



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Derek Long  
Penfold & Long, PC  
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Dallas, Texas 75225  
Tel: (214) 559-3131  
Fax: (214) 521-2428  
Email: [Derek@PenfoldLong.com](mailto:Derek@PenfoldLong.com)

### **CERTIFICATE OF POSTING**

I am Derek Long whose address is 5950 Sherry Lane, Suite 220, Dallas, Texas 75225. I declare under penalty of perjury that on July 14, 2025, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Llano County Clerk and caused it to be posted at the location directed by the Llano County Commissioners Court.



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Derek Long