

Cecilia McClintock

COUNTY CLERK, LLANO COUNTY, TEXAS

BY Joni Farr DEPUTY

DATE March 14, 2025

TIME 3:10 pm

NOTICE OF SALE BY TRUSTEE

WHEREAS, on August 30, 2023, Wind & Water Construction, LLC executed a Deed of Trust conveying to Wexfield, LLC, Trustee, the real estate hereinafter described, to secure MEMP Properties, LLC in the payment of the indebtedness in said Deed recorded in Clerk's File No. 23-05281, Land Records of Llano County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due. MEMP Properties, LLC as the current owner and holder of said debt, has appointed Robert Hugh "Rob" Wilson, Jr., as Substitute Trustee in the place of said original Trustee, to sell said property to satisfy said indebtedness, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the **6th day of May, 2025**, between 10:00 a.m. and 1:00 p.m. the Substitute Trustee will sell said Real Estate at the Courthouse steps designated by the County Commissioners to be the place for such foreclosure sales, to the highest bidder for cash. The sale will begin at 10:00 a.m. but not later than three hours after that time. Said Real Estate located at **2200 McArthur Avenue, Kingsland, Texas 78639**, more fully described as follows:

BEING SURFACE RIGHTS ONLY IN AND TO LOT NO. SIX HUNDRED SIXTY-TWO (662), REPLAT OF THE NOB HILL, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 81, PLAT RECORDS OF LLANO COUNTY, TEXAS.

The warranty contained herein is expressly limited to and the property will be sold subject to any other matters which are superior to the lien of the Deed of Trust, to the extent such matters are valid, in existence and affect the property.



[Handwritten Signature]

ROBERT HUGH "ROB" WILSON, JR.
PO Box 945
Llano, Texas 78643
(325)247-4340 / wilsonlawoffice@yahoo.com

State of Texas
County of Llano

This instrument was acknowledged before me on March 13, 2025, by Robert Hugh "Rob" Wilson, Jr. in the capacity therein stated.

[Handwritten Signature]
Notary Public, State of Texas