

Foreclosure
POSTING

Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

BY K. Barker DEPUTY

DATE 6/10/2025

TIME 4:07p

Pursuant to the authority conferred upon me by that certain **Deed of Trust, (the "contract")** executed by **Kyle Rodeghier**, dated **May 11, 2017**, in the original sum of **\$200,000.00 (Two Hundred Thousand Dollars)**, and duly recorded in **Volume 1573, page 688**, of the Official Public Records of Llano County, Texas, **I, Ted Hollen, Trustee**, will, under said contract and at the request of **Julie Dienzer**, executor of the Estate of Richard Budin, the **"Holder"**, of said indebtedness, default having been made in the payment of thereof, sell on **July 1, 2025**, at public auction to the highest bidder for **cash**, at the area designated by the Commissioner's Court of Llano County, Texas for non-judicial foreclosure sales at **1:00 p.m.**, or within three hours thereafter, of that day, the following described property, to wit:

Lots No. Twenty-One (21) and Twenty-Two (22), Royal Oaks Estates, Unit No. One (1) a subdivision located in Llano County, Texas, according to Plat recorded in Volume 1, Page 10, Llano County Plat Records.

The conveyance of the above-described property shall be made and accepted subject to any and all restrictions, conveyances, conditions and easements, if any, relating to said property, but only to the extent that same are still in effect, shown of record in the Official Public Records of Real Property of Llano County, Texas, and relate to said property, and the conveyance shall be made and accepted further subject to any unpaid ad valorem taxes on said property.

Dated this the **9th day of June, 2025**.

Ted Hollen

TED HOLLEN, TRUSTEE