



VG-371-2022-16

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 16

Foreclosure Posting

FILED this 01 day of Nov 2022
LAURA WALLA
County Clerk Blanco County, Texas
By Melody Easter Deputy

Recorded On: November 01, 2022 11:30 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 16
Receipt Number: 20221101000004
Recorded Date/Time: November 01, 2022 11:30 AM
User: Melody E
Station: cclerk01

Record and Return To:

JOHNSON CITY BANK



STATE OF TEXAS

Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

NOTICE OF TRUSTEE'S SALE

Date: November 1, 2022

Trustee: GREGORY M. RUHNKE

Lender: JOHNSON CITY BANK

Note: Note dated November 26, 2008 in the amount of \$275,000.00

Deed of Trust

Date: November 26, 2008

Grantor: JAMES LEROY SCHMIDT

Lender: JOHNSON CITY BANK

Recording information: Volume 397, Page 67, Official Public Records, Blanco County, Texas.

Property: 58.004 acres out of the R. Klappenbach Survey No. 102, Abstract No. 1472 in Blanco County, Texas; being a portion of that certain tract of land described as containing 341.325 acres in Volume X, Pages 323-324, Probate Records, Blanco County, Texas and being more particularly described in Exhibit "A" attached hereto.

County: Blanco County, Texas

Date of Sale (first Tuesday of month): December 6, 2022

Time of Sale: 10:00 A.M.

Place of Sale: Blanco County Courthouse in Johnson City, Texas, at the following location: The South Main Entrance of the Courthouse in an area not to exceed twelve (12) feet out from the door or as Designated by the County.

Gregory M. Ruhnke is Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Gregory M. Ruhnke

A. DESCRIPTION OF A 58.004 ACRE TRACT OF LAND OUT OF THE R. KLAPPENBACH SURVEY NO. 102, ABSTRACT NO. 1472, SITUATED IN BLANCO COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 341.325 ACRES IN VOLUME X, PAGES 323-324 OF THE PROBATE RECORDS OF SAID COUNTY; SAID 58.004 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at a cedar fence post found at the southeast corner of said Survey No. 102, being the southeast corner of that certain tract of land described as containing 339.154 acres in said Volume X, Pages 323-324 of the Probate Records, also being the northeast corner of that certain tract of land described as containing 3024 acres in a deed recorded in Volume 78, Pages 123-125 of the deed records of said county;

THENCE along the fenced south line of said Survey No. 102, S 80° 02' 47" W, a distance of 2072.47 feet to a one half inch iron rod set at the base of a fence post at the southwest corner of the said 339.154 acre tract, being the southeast corner of the said 341.325 acre tract, also being the southeast corner and POINT OF BEGINNING hereof;

THENCE continuing along the said fenced south line of Survey No. 102, being the south line of the said 341.325 acre tract and the south line hereof, S 80° 28' 25" W, a distance of 1700.00 feet to a one half inch iron rod set for the southwest corner hereof;

THENCE departing in a northerly direction from the said south line of Survey No. 102 and passing over and across the said 341.325 acre tract the following two (2) courses:

1. N 07° 42' 58" E, a distance of 1487.97 feet along the west line hereof to a one half inch iron rod set for the northwest corner hereof, and
2. S 88° 21' 39" E, a distance of 1802.97 feet to a one half inch iron rod set in the fenced west line of the said 339.154 acre tract, being in the east line of the said 341.325 acre tract, also being the northeast corner hereof;

THENCE along the said fenced west line of the 339.154 acre tract, being the said east line of the 341.325 acre tract and the east line hereof, S 12° 07' 28" W, a distance of 1438.40 feet to the POINT OF BEGINNING, containing 58.004 acres of land, more or less.

THE STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF BLANCO :

That I, Dale Allen Sultemier, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground by me.

WITNESS MY HAND AND SEAL at Johnson City, Blanco County, Texas, this the 22 day of NOVEMBER, 1988, A.D.
Dale Allen Sultemier
Registered Public Surveyor
No. 454E - State of Texas



EXHIBIT "G", Page 1 of 1

COUNTY CLERK'S MEMO
PORTIONS OF THIS DOCUMENT NOT
LEGIBLE AND/OR REPRODUCIBLE
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AT CUSTOMER'S REQUEST

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STATE OF TEXAS
COUNTY OF BLANCO
I hereby certify that this document was FILED in the Public Records on this date and that same is duly RECORDED in Official Public Records of said County of Blanco, Texas.

DEC 02 2008



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PORTIONS OF THIS DOCUMENT NOT
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