



\*VG-371-2022-13\*

Blanco County  
Laura Walla  
Blanco County Clerk

**Instrument Number: 13**

Foreclosure Posting

Recorded On: October 11, 2022 12:24 PM

Number of Pages: 2

**" 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: 13  
Receipt Number: 20221011000025  
Recorded Date/Time: October 11, 2022 12:24 PM  
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

FILED this 11 day of Oct 2022  
LAURA WALLA  
County Clerk Blanco County, Texas  
By Melody Easter Deputy

**NOTICE OF TRUSTEE'S SALE**

**Date:** October 11, 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):** November 1, 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.

  
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Gregory M. Ruhnke