

## NOTICE OF TRUSTEE'S SALE

**Date:** April 24, 2025

**Trustee:** GREGORY M. RUHNKE

**Lender:** JAMES K. WEAVER

**Note:** Note dated October 1, 2020 in the amount of \$40,000.00

**Deed of Trust**

**Date:** October 1, 2020

**Grantor:** DESIRAE ALAINE CARDENAS

**Lender:** JAMES K. WEAVER

**Recording information:** Volume 1192, Page 623,  
Official Public Records, Bandera County, Texas.

**Property:** Lot 157, PARIS ESTATES SUBDIVISION, a subdivision in Bandera County, Texas according to plat thereof recorded in Volume 6, Page 113, Plat Records, Bandera County, Texas.

**County:** Bandera County, Texas

**Date of Sale (first Tuesday of month):** June 3, 2025

**Time of Sale:** 10:00 A.M.

**Place of Sale:** Bandera County Courthouse in Bandera, Texas, at the following location: The west side door of the Bandera County Courthouse, either inside or out, 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

**FILED**  
AT 3:20 O'CLOCK P M. ON  
**APR 25 2025**  
TANDIE MANSFIELD, COUNTY CLERK  
BANDERA COUNTY, TEXAS  
BY [Signature] DEPUTY