

**Notice of Foreclosure Sale**

October 11, 2024

Deed of Trust ("Deed of Trust"):

Dated: July 12, 2013

Grantor: Madison Ridlehuber, a single person

Trustee: Charles E. Erwin

Holder: Brad Mize, pursuant to Transfer of Lien from Tonja Nannette Jordan, Tina Annette Bicknell, and Tracy Lee Butler, Successor Co-Trustees of the Bicknell Family Trust, said Trust being the Lender under the Deed of Trust

Recorded in: Volume 376, Page 827, Official Public Records, Jones County, Texas, as extended by that certain Extension Agreement for Note and Deed of Trust recorded in Instrument No. 161081, Official Public Records, Jones County, Texas, subsequently assigned to Brad Mize

Legal Description: See Exhibit "A" attached hereto and incorporated herein for all purposes

Secures: Promissory Note ("Note") in the original principal amount of \$160,000.00, executed by Madison Ridlehuber, a single person ("Borrower")

Substitute Trustee: Andy Linn

Foreclosure Sale:

Date: Tuesday, November 5, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: South entrance to the Jones County Courthouse, or as designated by the Jones County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Brad Mize's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Brad Mize, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Brad Mize's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Brad Mize's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

**POSTED NOTICE**

DATE 10-11-24 TIME 2:45 AM

Shelton J. ...  
JONES COUNTY CLERK, JONES CO., TX

~~BT:~~

If Brad Mize passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

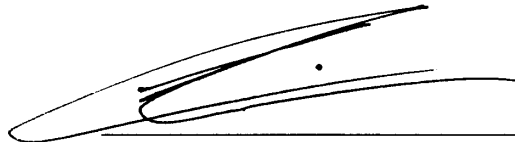
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Brad Mize. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



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Andy Linn  
HARGROVE LAW FIRM  
Substitute Trustee  
1312 Commercial Avenue  
P.O. Box 149  
Anson, Texas 79501  
Telephone (325) 823-3236  
Telecopier (325) 823-3224

EXHIBIT "A"

BEING Three (3) acres of land, more or less, a part of Lot No. 81 of the Godwin Subdivision of DeWitt County School Lands, in Jones County, Texas, as said Lot 81 is shown upon the map or plat of said Godwin Subdivision of record in Volume 12, at Page 218, et seq, of the Deed Records of Jones County, Texas, and which tract is more fully described as follows:

BEGINNING in the Southwest corner of said Lot 81;

THENCE North 75 deg. East along the Southeast Line of said Lot 81, a distance of 105 yards;

THENCE North 15 deg. West parallel to the West Line of said Lot 81, a distance of 140 yards;

THENCE South 75 deg. West, a distance of 105 yards;

THENCE South 15 deg. East along a Westerly line of said Lot 81, a distance of 140 yards to the Place of Beginning; and being the same tract described in a trustee's deed dated June 4, 1985, executed by Arwin Johnson, Substitute Trustee to Anderson, Clayton & Co., which trustee's deed is recorded in the Deed Records of Jones County, Texas, in Volume 693, Page 93, et seq., of the Deed Records of Jones County, Texas.