

NOTICE OF TRUSTEE'S SALE

Date: October 28, 2025

Trustee: John Malone

Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: First Central Credit Union

Note:

Date: June 29, 2022

Principal Amount: \$26,320.00

Borrower: Kaysha Marie Ridley, f/k/a Kaysha Marie Norway

Mortgagee: First Central Credit Union

Deed of Trust:

Date: June 29, 2022

Grantor: Kaysha Marie Ridley, f/k/a Kaysha Marie Norway

Mortgagee: First Central Credit Union

Recording Information: Instrument #2204443 in the Official Public Records of Brown County, Texas

Property: See attached Exhibit A, and more commonly known as: 1411 Ave. G, Brownwood, Brown County, Texas 76801

County: Brown

Date of Sale: December 2, 2025

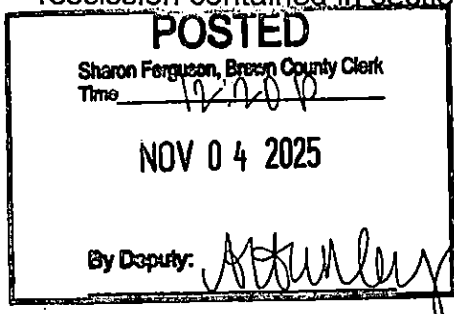
Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: South hallway of first floor of the Brown County Courthouse in Brownwood, Texas

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.

John Malone is the Trustee under the Deed of Trust. Mortgagee 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, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours there after. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



John Malone
JOHN MALONE, TRUSTEE
(254) 772-3722

EXHIBIT "A"

All that certain lot, tract or parcel of land lying and being situated in Brown County, Texas, and being part of Lot 1, Block 3, Coggin Addition to City of Brownwood, Brown County, Texas and described as follows:

BEGINNING at S corner of said Lot No. 1 in said Block No. 3;

THENCE N 31° W with the SW line of said Lot, 87 feet to S corner of the lot sold by Berta Fortson, et vir, to Mrs. Frank Adams;

THENCE NE with SE line of the said Adams lot and the lot sold by Berta Fortson, et vir, to J. K. Kendall, 75 feet for corner;

THENCE S 31° E 87 feet, more or less, to Avenue G;

THENCE S 54-3/4° W with said Avenue G, 75 feet to the place of beginning.