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FILED  
at 1:38 o'clock PM

OCT 14 2025

Nancy E. Ruter  
County Clerk, Williamson Co., TX

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

**NOTICE OF FORECLOSURE SALE**

DEFINED TERMS: As used in this Notice of Foreclosure Sale, the terms listed below have the provided definitions.

"Association" means Eagle Ridge Owners Association, Inc.  
"County" means Williamson County.  
"Owner" means Rodney C. Bradshaw, Kristin M. Bradshaw, whether one or more individuals or entities.  
"Property" means **Lot 81, Block A, EAGLE RIDGE, SECTION FOURTEEN, PHASE V, a subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet AA, Slides 254-255, of the Plat Records of Williamson County, Texas, locally known as 1405 Short Horn Cove, Round Rock, Texas 78665.**  
"Substitute Trustee(s)" means, individually and collectively, Connie N. Heyer, Larry Niemann, Fred Niemann, Jr., Patrice Arnold, Kipp Marshall, Elizabeth Escamilla, and Roxi Tsakas; 1122 Colorado, Suite 313, Austin, Texas 78701.

**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.**

WHEREAS, Owner has an obligation to pay assessments and other charges to the Association in accordance with the deed restriction instruments that burden the Property, and that obligation is secured by a lien against the Property in favor of the Association, in whole or in part, as provided under the deed restriction instruments that burden the Property and/or State law;

WHEREAS, Owner is delinquent in the payment of assessments and other sums to the Association, in spite of written demand being made upon Owner for payment of such debt, and the Association, acting by and through the Substitute Trustee(s), intends to foreclose its lien and sell the Property to satisfy, in whole or in part, the present indebtedness of Owner to the Association;

NOW, THEREFORE, notice is hereby given that on **Tuesday, November 4, 2025**, the Association will cause the Property to be sold by public auction at the Williamson County courthouse in the location established for sales of real property under contract lien by the Williamson County Commissioners Court to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 AM.

Witness my hand this 13<sup>th</sup> day of October, 2025.

Eagle Ridge Owners Association, Inc.

By: Niemann & Heyer, L.L.P.

By: Patrice Arnold  
Patrice Arnold  
Attorney and Authorized Agent

**Acknowledgement**

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was executed before me on the 13<sup>th</sup> day of October, 2025, by Patrice Arnold in the capacity stated above.

Elizabeth A. Escamilla  
Notary Public, State of Texas

