

26-401242

Notice of Substitute Trustee's Sale

FILED APR 23 A.D. 2026
LIVE OAK COUNTY, TEXAS
TOWNA M. VANWAY CLERK, COUNTY CLERK
WIKIE WALLER
O'CLOCK AB

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 21, 2024	Original Mortgagor/Grantor: JUSTIN M GUERRERO and DELANEY S GUERRERO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NQM FUNDING, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Recorded in: Volume: 509 Page: 731 Instrument No: 245062	Property County: LIVE OAK
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$476,200.00, executed by JUSTIN M GUERRERO and payable to the order of Lender.

Property Address/Mailing Address: 162 COUNTY ROAD 410, GEORGE WEST, TX 78022

Legal Description of Property to be Sold:

TRACT ONE: LOT NO. 10 OF THE KATZFEY BROS., INC. RESUBDIVISION OF TRACTS 205 AND 206, BLOCK "D", GEORGE WEST SUBDIVISION, AS PER MAP OR PLAT OF SAID KATZFEY BROS, INC. RESUBDIVISION OF TRACTS 205 AND 206, BLOCK "D" GEORGE W. WEST SUBDIVISION RECORDED UNDER FILE NO. 154-A AND VOLUME 3, PAGE 49 OF THE PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF LIVE OAK COUNTY, TEXAS, TO WHICH MAP OR PLAT AND ITS RECORD, REFERENCE IS HERE MADE FOR ALL PURPOSES.

TRACT TWO: A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR ROAD PURPOSES 50 FEET BY 1,748.83 FEET AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN SET FOR THE NORTH CORNER OF LOT NO, 7 OF SAID KATZFEY BROS., INC. RESUBDIVISION OF TRACTS 205 AND 206 BLOCK "D" GEORGE W. WEST SUBDIVISION AS PER MAP OR PLAT OF SAID KATZFEY BROS., INC. SUBDIVISION RECORDED UNDER FILE NO. 154-A AND VOLUME 3, PAGE 49 OF THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS, TO WHICH MAP OR PLAT AND ITS RECORD, REFERENCE IS HERE MADE FOR ALL PURPOSES, THE SAME BEING A POINT IN THE SOUTHWESTERN BOUNDARY LINE OF A COUNTY ROAD;

THENCE SOUTH 45° 01' 57" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID LOT NO. 7 OF SAID SUBDIVISION AT A DISTANCE OF 435.49 FEET PASS THE NORTH CORNER OF LOT NO. 8 OF SAID RESUBDIVISION AND THE WEST CORNER OF SAID LOT NO. 7 OF SAID RESUBDIVISION AT A DISTANCE OF 872.16 FEET PASS THE NORTH CORNER OF SAID LOT NO. 9 AND THE WEST CORNER OF SAID LOT NO. 8, AT A DISTANCE OF 1,308.83 FEET PASS THE NORTH CORNER OF LOT NO. 10 AND THE WEST CORNER OF LOT NO. 9 AND CONTINUING SAME COURSE, ALONG THE NORTHWEST BOUNDARY LINE OF SAID LOT NO. 10 OF SAID RESUBDIVISION IN ALL A DISTANCE



OF 1,748.83 FEET, TO A POINT, THE SAME BEING THE WEST CORNER OF SAID LOT NO. 20 OF SAID RESUBDIVISION AND THE NORTH CORNER OF LOT NO. 12 OF SAID RESUBDIVISION;

THENCE NORTH 45° 01' 34" WEST, A DISTANCE OF 50.0 FEET TO A POINT IN THE SOUTHEASTERN BOUNDARY LINE OF TRACT NO. 306 OF THE BLOCK "D" SUBDIVISION OF THE GEORGE W. WEST RANCH, AS PER MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF LIVE OAK COUNTY, TEXAS, THE SAME BEING THE ORIGINAL NORTHWEST BOUNDARY LINE OF TRACT NO. 205 OF THE SAID BLOCK "D" SUBDIVISION OF THE GEORGE W. WEST RANCH;

THENCE NORTH 45° 01' 57" EAST, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID TRACT NOS. 305 AND 306 OF THE BLOCK "D" SUBDIVISION OF THE GEORGE W. WEST RANCH, A DISTANCE OF 1,748.83 FEET TO A POINT SET IN A COUNTY ROAD,

THENCE SOUTH 45° 01' 34" EAST, A DISTANCE OF 50.0 FEET TO THE PLACE OF BEGINNING AND BEING A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT 50 FEET BY 1,748.83 FEET, AND SAID RIGHT-OF-WAY BEING A PORTION OF THE RIGHT-OF-WAY LYING BETWEEN THE SOUTHEAST BOUNDARY LINES OF TRACT NOS. 305 AND 306 OF THE BLOCK "D" SUBDIVISION OF THE GEORGE W. WEST RANCH, AS PER MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF LIVE OAK COUNTY, TEXAS, AND THE NORTHWEST BOUNDARY LINES OF LOT NOS. 7, 8, 9, 10, 11 AND 12 OF SAID KATZFEY BROS., INC. RESUBDIVISION OF TRACT NOS. 205 AND 206 BLOCK "D" GEORGE W. WEST SUBDIVISION AND SHOWN ON THE PLAT OF KATZFEY BROS., INC. RESUBDIVISION RECORDED UNDER FILE NO. 154-A AND VOLUME 3, PAGE 49 OF THE PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF LIVE OAK COUNTY, TEXAS, TO WHICH MAP OR PLAT AND ITS RECORD, REFERENCE IS HERE MADE FOR ALL PURPOSES..

Date of Sale: June 02, 2026

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE FRONT PORCH OF THE LIVE OAK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST*, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



Sandeep Singh

SUBSTITUTE TRUSTEE

Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112