

FILED at 2:50 o'clock PM

MAR 19 2026

25-331958

Notice of Substitute Trustee's Sale

Nancy E. Rister County Clerk Williamson Co., TX

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)

Table with 2 columns: Deed of Trust Date, Original Mortgagee/Grantor, Original Beneficiary, Current Beneficiary, Recorded in, Property County, Mortgage Servicer, Mortgage Servicer's Address.

\* 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 \$534,800.00, executed by MANUEL ALEJANDRO ESTRADA QUILES and payable to the order of Lender.

Property Address/Mailing Address: 755 COUNTY RD 473, THRALL, TX 76578

Legal Description of Property to be Sold:

LEGAL DESCRIPTION: BEING 11.13 ACRES OF LAND OUT OF THE WILLIS WEST SURVEY, ABSTRACT NO. 656, WILLIAMSON COUNTY, TEXAS AND ALSO BEING THAT CERTAIN 11.13 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 2021091342 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF INTREPID SURVEYING & ENGINEERING CORPORATION IN OCTOBER, 2023:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF COUNTY ROAD NO. 473 FOR THE NORTHWEST CORNER OF THAT CERTAIN 41.49 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 2021021483 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF COUNTY ROAD NO. 473, THE FOLLOWING 3 COURSES:

- 1. NORTH 04°16'19" WEST A DISTANCE OF 37.16 FEET TO A POINT FOR A CORNER HEREOF;
2. NORTH 07°03'45" WEST A DISTANCE OF 406.81 FEET TO A POINT FOR A CORNER HEREOF;
3. NORTH 08°46'15" WEST A DISTANCE OF 302.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN 15.30 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 2021150973 OF SAID OFFICIAL PUBLIC RECORDS AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 83°55'59" EAST A DISTANCE FOR 803.46 FEET ALONG THE SOUTH LINE OF SAID 15.30 ACRE TRACT TO A WOOD FENCE CORNER POST FOUND IN THE WEST LINE OF THAT CERTAIN



131.948 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 2022000414 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHEAST CORNER OF SAID 15.30 ACRE TRACT AND THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 14°28'08" WEST A DISTANCE OF 795.06 FEET ALONG THE WEST LINE OF SAID 131.948 ACRE TRACT TO A POINT FOR THE NORTHEAST CORNER OF SAID 41.49 ACRE TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 83°42'29" WEST A DISTANCE OF 504.37 FEET ALONG THE NORTH LINE OF SAID 41.49 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 11.13 ACRES MORE OR LESS, AND AS SHOWN ON CERTIFIED PLAT HEREWITH.

NOTE: BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD 83, CENTRAL ZONE AND ARE DERIVED FROM GPS TECHNIQUES. IRON RODS SET ARE A 1/2 INCH ROD WITH PLASTIC CAPS MARKED "INTREPID".

|                                   |   |
|-----------------------------------|---|
| <b>Date of Sale:</b> May 05, 2026 | <b>Earliest time Sale will begin:</b> 10:00AM |
|-----------------------------------|---|

**Place of sale of Property:** OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX 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 RCF 2 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 RCF 2 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.

*Angela Zavala*

\_\_\_\_\_  
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