## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

## 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.

Matter No.: 138073-TX

Date: September 18, 2025

County where Real Property is Located: Uvalde

ORIGINAL MORTGAGOR:

RICARDO GUERRERO, JR., A SINGLE MAN

**ORIGINAL MORTGAGEE:** 

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL

HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES

DEPARTMENT OF AGRICULTURE

**CURRENT MORTGAGEE:** 

United States of America acting through the Rural Housing Service or

successor agency, United States Department of Agriculture

MORTGAGE SERVICER:

Dawson's Management - USDA

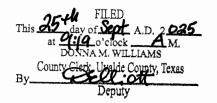
DEED OF TRUST DATED 2/2/2000, RECORDING INFORMATION: Recorded on 2/7/2000, as Instrument No. 2000000475 in Book 0431 Page 561

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 6, BLOCK 6, SUNRISE ADDITION UNIT 1, IN THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 132, PLAT RECORDS OF UVALDE COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/4/2025, the foreclosure sale will be conducted in Uvalde County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage Servicer, is representing the Mortgagee, whose address is:

United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture c/o Dawson's Management - USDA 1455 Pleasant Hill Rd, Ste 206, Mailbox 209
Lawrenceville, GA 30044



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AP NOS/SOT 08212019

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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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton

Hollis Rose Hamilton, Attorney Aldridge Pite, LLP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP

3333 Camino Del Rio South, Suite 225

Calun Spoon

P.O. BOX 17935

SAN DIEGO, CA 92108-0935

FAX #: 619-590-1385

Phone: (866) 931-0036