

Courts desk

Guadalupe County · TX

Trustee / foreclosure sale notice



Guadalupe County Trustee's Sale Notice: 909 Armour Dr — Auction November 3, 2026

Public paper · October 4, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Guadalupe County trustee's / substitute trustee's foreclosure sale scheduled November 3, 2026 at 1:00 PM — 909 Armour Dr. Cash / certified funds terms as stated in the published notice; subject to confirmation and superior liens.

A published trustee's / substitute trustee's foreclosure sale notice schedules a foreclosure auction for real property in Guadalupe County, TX. The sale is set for November 3, 2026 at 1:00 PM at North porch of the Guadalupe County Courthouse, Seguin, TX.

Property and parties named in the notice

- Street address believed: 909 Armour Dr, Cibolo, TX 78108 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Guadalupe County, TX.
- Grantor / borrower of record (as named): Tuan M. Nguyen.
- Current mortgagee / judgment creditor (as named): MidFirst Bank / Midland Mortgage.
- File / TS / case reference: 00000010904167.

Sale terms the notice states

- Sale is at public auction to the highest bidder under the terms in the published notice.

- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Terms are cash or certified funds unless the notice states otherwise (credit bids by the secured party may be allowed).
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

Sources

1. Guadalupe County Clerk posted notices (Nov 3, 2026 sale day) — sale November 3, 2026, North porch of the Guadalupe County Courthouse, Seguin, TX; property 909 Armour Dr, Cibolo, TX 78108.
<https://www.guadalupe.tx.gov/page/open/5894/0/2026-11-03>

2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
 - Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
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- Courts desk · Notice Nearby public papers shelf. @NoticeNearYou post pending.

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