



Guadalupe County Trustee's Sale Notice: 4246 Legend Heights, New Braunfels, Texas — Foreclosure Auction November 3, 2026

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A Notice of Trustee's Sale posted with the Guadalupe County Clerk sets a foreclosure auction for 4246 Legend Hts, New Braunfels, TX 78130 on November 3, 2026, earliest time 11:00 a.m., at the north porch of the Guadalupe County Courthouse in Seguin. T.S. # 2026-26474-TX; servicer Freedom Mortgage.

An Appointment of Substitute Trustee and Notice of Trustee's Sale posted with the Guadalupe County Clerk on August 27, 2026 schedules a non-judicial foreclosure auction of a home in New Braunfels, Texas. The notice is part of the county's posted foreclosure packet for the November 3, 2026 sale day.

Date, time, and place

- Date: Tuesday, November 3, 2026.
- Time: earliest the sale will begin is 11:00 a.m., or within three hours after that time.
- Place: Guadalupe County Courthouse, 101 East Court Street, Seguin, TX 78155 — north porch, or the area most recently designated by the County Commissioners Court.

Property and deed trail named in the notice

- Commonly known as: 4246 Legend Hts, New Braunfels, TX 78130.
- Legal description: Lot 27, Block 2, Legend Pond–Legend Meadow Phase-5 Subdivision, Guadalupe County, Texas (plat Volume 9, Pages 681–683).

- Instrument foreclosed: Deed of Trust dated October 31, 2024, recorded November 1, 2024, County Clerk's File No. 202499026858.
- Original principal amount of the note: \$223,850.00, as stated in the notice.
- Current mortgagee and mortgage servicer: Freedom Mortgage Corporation (Fishers, Indiana).
- Substitute trustees appointed: Nestor Solutions, LLC; Auction.com, LLC; Xome Inc.; Tejas Corporate Services, LLC; NFPDS-TX LLC; Agency Sales and Posting LLC; Abstracts/Trustees of Texas, LLC; Resolve Trustee Services, LLC — c/o Nestor Solutions, LLC, Huntington Beach, California.
- Trustee sale number: T.S. # 2026-26474-TX. Notice dated August 20, 2026.

Sale terms the notice states

- Public auction to the highest bidder for cash, subject to the deed of trust's provision letting the mortgagee credit-bid up to the unpaid debt.
- Under Texas Property Code § 51.009, the property is sold "AS IS, WHERE IS," without express or implied warranties except any warranties of title in the deed of trust.
- The notice says the high bidder may need to provide information for federal residential real estate reporting (FinCEN rules effective for covered transfers on or after March 1, 2026) before a trustee's deed issues.
- The notice includes the standard Texas statement for active-duty military borrowers and spouses to send written notice of service to the sender immediately.

How Notice Nearby treats trustee's sales

This desk paper restates a public trustee's sale / foreclosure auction notice. It is not a court ruling, not investment advice, and not a title commitment. Sales are frequently postponed or cancelled when loans are reinstated or modified. Anyone considering bidding should read the full posted notice, run independent title and occupancy checks, and talk with their own Texas counsel.

Sources

1. Guadalupe County Clerk, posted foreclosure notices for the November 3, 2026 sale date (combined PDF), including T.S. # 2026-26474-TX. <https://www.guadalupe.tx.gov/page/open/5894/0/2026-11-03>
2. FinCEN residential real estate reporting FAQs cited in the notice: <https://www.fincen.gov/rre-faqs>

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Notes

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