

2507 BOYD RD
PORT LAVACA, TX 77979

00000010836336

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: September 01, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE FOYER OF THE COURTHOUSE FACING ANN STREET, 211 S. ANN STREET, PORT LAVACA, CALHOUN COUNTY, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 20, 2023 and recorded in Document INSTRUMENT NO. 2023-01945 real property records of CALHOUN County, Texas, with MIGUEL L MARQUEZ AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MIGUEL L MARQUEZ AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$309,294.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

FILED
AT 8:55 O'CLOCK A M

JUN 11 2026

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
DEPUTY

[Handwritten signature]



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is W.A. LAANEW, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on JUNE 11, 2026 I filed at the office of the CALHOUN County Clerk and caused to be posted at the CALHOUN County courthouse this notice of sale.



Declarants Name:

W.A. LAANEW

Date:

6/11/26

EXHIBIT "A"

ALL AT THAT CERTAIN TRACT OR PARCEL CONTAINING 1.00 ACRE SITUATED IN THE MANUEL LOPEZ SURVEY, ABSTRACT NO. 25 OF CALHOUN COUNTY, TEXAS AND PART OF LOT 4 IN BLOCK "D" OF THE WELLHAUSEN AND DRISCOLL SUBDIVISION RECORDED IN VOLUME Z, PAGE 25, OF THE DEED RECORDS OF CALHOUN COUNTY, TEXAS AND THE SAME PROPERTY DESCRIBED AS ONE ACRE IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 23, 1998 FROM KENNETH E. SMITH, ET UX. TO CALVIN HAMMETT RECORDED IN VOLUME 217, PAGE 435 OF THE OFFICIAL RECORDS OF CALHOUN COUNTY, TEXAS. THIS 1.00 ACRE IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISTING 3/4 INCH IRON ROD (N=13,394888.37; E=2688.87224) LOCATED AT THE INTERSECTION OF THE SOUTHEAST LINE OF BOYD ROAD AND THE NORTHEAST LINE OF FARIK ROAD AND AT THE WEST CORNER OF THE ABOVE REFERENCED ONE ACRE TRACT FOR THE WEST CORNER OF THIS 1.00 ACRE BEING DESCRIBED;

THENCE NORTH 52DEG 54'11" EAST [DEED CALL = NORTH 54DEG 30' EAST], WITH THE SOUTHEAST LINE OF BOYD ROAD AND THE NORTHWEST LINE OF THE SAID ONE ACRE TRACT A DISTANCE OF 208.75 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP SET FOR THE UPPER WEST CORNER OF A 172.94 ACRE TRACT DESCRIBED IN DEED RECORDED IN FILE NO. 123188 OF THE CALHOUN COUNTY OFFICIAL RECORDS AND AT THE NORTH CORNER OF THE SAID ONE ACRE TRACT FOR THE NORTH CORNER OF THIS 1.00 ACRE BEING DESCRIBED;

THENCE SOUTH 37DEG 12' 49" EAST (DEED CALL = SOUTH 35 37' EAST), WITH AN INTERIOR LINE OF THE SAID 172.94 ACRE TRACT AND THE NORTHEAST LINE OF THE SAID ONE ACRE TRACT, A DISTANCE OF 208.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP SET AT AN INTERIOR CORNER OF THE SAID 172.94 ACRE TRACT AND THE EAST CORNER OF THE SAID ONE ACRE TRACT FOR THE EAST CORNER OF THIS 1.00 ACRE BEING DESCRIBED;

THENCE SOUTH 52DEG 47' 11" WEST [DEED CALL = SOUTH 54DEG 30' WEST], WITH AN INTERIOR LINE OF THE SAID 172.94 ACRE TRACT AND THE SOUTHEAST LINE OF THE SAID ONE ACRE TRACT, A DISTANCE OF 208.75 FEET TO EXISTING 3/4 INCH IRON ROD LOCATED IN THE NORTHEAST LINE OF FARIK ROAD AND AT THE LOWER WEST CORNER OF THE SAID 172.94 ACRE TRACT AND AT THE SOUTH CORNER OF THE SAID ONE ACRE TRACT FOR THE SOUTH CORNER OF THIS 1.00 ACRE BEING DESCRIBED;

THENCE NORTH 37DEG 12' 49" WEST (DEED CALL = NORTH 35DEG 37' WEST), WITH THE NORTHEAST LINE OF FARIK ROAD AND THE SOUTHWEST LINE OF THE SAID ONE ACRE TRACT A DISTANCE OF 208.74 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 1.00 ACRE

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.