

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: July 07, 2026

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST STEPS OF THE PECOS COUNTY COURTHOUSE 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 September 07, 2018 and recorded in Document CLERK'S FILE NO. 2018-159478; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2023-183044 real property records of PECOS County, Texas, with MELISA JOBE MELENDEZ, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MELISA JOBE MELENDEZ, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$112,917.00, 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
APR 16 2026

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By 16 2:49 PM Deputy



701 N DEES ST
FORT STOCKTON, TX 79735

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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 Donna Trout, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-16-2026 I filed at the office of the PECOS County Clerk and caused to be posted at the PECOS County courthouse this notice of sale.



Declarants Name: Donna Trout

Date: 4-16-2026

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701 N DEES ST
FORT STOCKTON, TX 79735

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PECOS

EXHIBIT "A"

THE SURFACE ESTATE ONLY OF ALL OF LOT ONE (1) AND THE SOUTH TWENTY-FIVE FEET OF LOT TWO (S/25' OF 2).
BLOCK EIGHT (8), DEES ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 2, PAGE 144, PLAT RECORDS, PECOS COUNTY, TEXAS, NOW OF RECORD IN MAP
CABINET 1, PLAT 17 A & B PLAT RECORDS OF PECOS COUNTY, TEXAS.