

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 WEST STEPS (FRONT DOOR) OF THE KLEBERG 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 November 30, 2007 and recorded in Document VOLUME 0379, PAGE 478; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 497, PAGE 401, INSTRUMENT NO'S. 311565 & 2022-330347 real property records of KLEBERG County, Texas, with ROGELIO ROJAS AND MARIA D ROJAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROGELIO ROJAS AND MARIA D ROJAS, securing the payment of the indebtednesses in the original principal amount of \$143,763.00, 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



**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.O. LAREW, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on APRIL 23, 2026 I filed at the office of the KLEBERG County Clerk and caused to be posted at the KLEBERG County courthouse this notice of sale.



Declarants Name: W.O. LAREW

Date: APRIL 23, 2026

1603 BROOK LANE  
KINGSVILLE, TX 78363

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KLEBERG

**EXHIBIT "A"**

LOT SEVENTY-NINE (79), PAULSON FALLS SUBDIVISION PHASE 2, AN ADDITION TO THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT OF RECORD IN ENVELOPE 117, PLAT CABINET II, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

**FILED FOR RECORD**  
on 4-23-2024  
at 8:15  
Salvador "Sonny" Barrera III  
Kleberg County Clerk  
By: [Signature]