

FILED
AT 1:24 O'CLOCK P M

APR 14 2026

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

00000010756237

1401 HANKS ST
LUFKIN, TX 75904

By *AF*

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: August 04, 2026

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

Place: ANGELINA COUNTY COMMISSIONERS COURTROOM & ANNEX AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901; & THE FRONT STEPS OF THE ENTRANCE TO SAID COURT AND ANNEX IF THE COMMISSIONER'S COURT AND ANNEX IS CLOSED 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 December 27, 2023 and recorded in Document INSTRUMENT NO. 2023-00441543 real property records of ANGELINA County, Texas, with BRANDON REQUENA, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRANDON REQUENA, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$182,631.00, 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

FIELD NOTES FOR A 0.325 ACRE TRACT OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS. OUT OF THE J.A. BONTON SURVEY. ABSTRACT NO. 5, AND BEING ALL OF THAT CERTAIN CALLED 0.32 ACRE TRACT DESCRIBED IN A DEED DATED JULY 28, 1992 FROM THE SECRETARY OF VETERANS AFFAIRS TO ERIE MEKKEE DOWNS AND RECORDED IN VOLUME 883 ON PAGE 31 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO 0.32 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 0.3443 ACRE TRACT DESCRIBED IN A DEED DATED AUGUST 15, 2017 FROM JAMIE CLARK, ET AL TO HOPE 77, LLC - IDLEWOOD SERIES AND RECORDED IN INSTRUMENT NO. 2017-00355871 OF THE OFFICIAL RECORDS OF SAID COUNTY. ON THE SOUTH RIGHT-OF-WAY OF HANKS STREET (50 FEET WIDE ROW PER PLAT OF ST. PAUL'S UNITED METHODIST CHURCH SUBDIVISION, A SUBDIVISION IN THE CITY OF LUFKIN, ANGELINA COUNTY, TEXAS, A PLAT OF WHICH IS OF RECORD IN CABINET F ON SLIDE 68-B OF THE MAP AND PLAT RECORDS OF SAID COUNTY. FROM WHICH A LEANING 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.3443 ACRE TRACT BEARS S 74°59'25" W 99.73 FEET;

THENCE N 74°59'25" E (CALLED N 77°42' E), ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.32 ACRE TRACT AND ALONG THE SOUTH ROW (NE OF THE SAID HANKS STREET, AT 111.09 FEET (CALLED 111.00 FEET) A LEANING 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER AT THE SAID 0.32 ACRE TRACT, ON THE WEST BOUNDARY LINE OF THAT CERTAIN CALLED 2.510 ACRE TRACT DESCRIBED IN A DEED DATED SEPTEMBER 19, 2017 FROM RICHARD E. SMILEY, ET AL TO PAUL DALE WAGY, ET AL AND RECORDED IN INSTRUMENT NO. 2017-00357149 OF THE SAID OFFICIAL RECORDS. FROM WHICH A LEANING 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 2.510 ACRE TRACT BEARS N 02°27'59" W 25.50 FEET;

THENCE S 02°27'59" E (CALLED S 00°13' W), ALONG THE EAST BOUNDARY LINE OF THE SAID 0.32 ACRE TRACT AND ALONG THE WEST BOUNDARY LINE OF THE SAID 2.510 ACRE TRACT, AT 153.82 FEET (CALLED 153.65 FEET) E 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.32 ACRE TRACT AND THE NORTHEAST CORNER OF LOT 2 OF THE SAID ST. PAUL'S UNITED METHODIST CHURCH SUBDIVISION, FROM WHICH AN END OF FENCE BEARS N 29°53' W 0.40';

THENCE S 74°57'41" W (CALLED S 77°42' W), ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.32 ACRE TRACT AND ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 2, AT 77.70 FEET (CALLED 77.70 FEET) A 1/2 IRON ROD WITH S CAP STAMPED "ETLS" SET FOR THE SOUTHWEST CORNER OF THE SAID 0.32 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 0.3443 ACRE TRACT. FROM WHICH A CHAIN LINK FENCE CORNER BEARS N 62°51' E 08 FEET. THE END OF ANOTHER CHAIN LINK FENCE BEARS N 62°51' E 08 FEET, AND A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.3443 ACRE TRACT BEARS S 74°57'41" W 99.9 FEET;

THENCE N 15°00'12" W (CALLED N 12°18' W), ALONG THE WEST BOUNDARY LINE OF THE SAID 0.32 ACRE TRACT AND ALONG THE EAST BOUNDARY LINE OF THE SAID 0.3443 ACRE TRACT, AT 150.19 FEET (CALLED 150.00 FEET) THE PLACE OF BEGINNING AND CONTAINING 0.325 OF AN ACRE OF LAND, MORE OR LESS.