

2026.003

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: May 05, 2026

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

Place: FIRST FLOOR IN CENTER AREA OF THE HALL OF THE MOORE 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 March 02, 2020 and recorded in Document VOLUME 0833, PAGE 0408; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 0849, PAGE 0065 real property records of MOORE County, Texas, with JOE PADILLA JR, 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 JOE PADILLA JR, SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$240,562.00, 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

Paid \$12.00
Susan Bowers

BRENDA MCKANNA
COUNTY CLERK
2026 MAR 12 PM 1:26
MOORE COUNTY, TEXAS
BY S. Pinner
DEPUTY



607 BELMONT DR
DUMAS, TX 79029

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MOORE

EXHIBIT "A"

THE NORTH SIXTY-THREE FEET (63') OF LOT FOUR (4), AND THE SOUTH TEN FEET (10') OF LOT FIVE (5) BLOCK SEVENTEEN (17), UNIT SEVEN (7), BELMONT ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET I, SLEEVE A-32, MOORE COUNTY PLAT RECORDS.