

11802 SUNRISE DRIVE
BALCH SPRINGS, TX 75180

00000009890542

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: March 05, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG 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 October 29, 1997 and recorded in Document VOLUME 97213, PAGE 2294, AS AFFECTED BY MODIFICATION AGREEMENTS INSTRUMENT NOS. 201400305844, 201700051170 AND 202200165140 real property records of DALLAS County, Texas, with CHIDI E. OBINEGBO AND WIFE, DENISE G. OBINEGBO, grantor(s) and APEX MORTGAGE, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHIDI E. OBINEGBO AND WIFE, DENISE G. OBINEGBO, securing the payment of the indebtednesses in the original principal amount of \$75,594.00, 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

2023 DEC 28 AM 10:33
FILED
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



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 JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS 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 DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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DALLAS

EXHIBIT "A"

BEING LOT 9 IN BLOCK G OF HICKORY CREEK MEADOWS, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 84107, PAGE 2791 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

11113 Addie Road
Balch Springs, Texas 75180

2024 JAN 22 PM 3:26

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Dated: January 22, 2024

Deed of Trust:

Date: March 31, 2023

Grantors: Gilberto Toral and Elizabeth Lopez

Beneficiary: Ingram Real Estate, LLC

Trustees: Blake Ingram and Marquelon Ingram

Recorded: Deed of Trust, dated March 31, 2023, recorded as Document No. 202300072100, recorded April 14, 2023, in the Real Property Records of Dallas County, Texas

Property (to be sold): Lot 10 in Block 2/2250 of Glad Acres Addition to the City of Balch Springs, Dallas County, Texas, according to the revised plat thereof recorded in Volume 16, Page 221 of the Map Records of Dallas County, Texas

Secured Debt: All debt and obligations described in the Deed of Trust, including, without limitation, a Note in the original principal amount of \$141,000.00.

Substitute Trustees: Kenneth R. Stein, David Motsenbocker and Arron Kidder

Address of Substitute Trustees: Glast, Phillips & Murray, P.C., 14801 Quorum Drive, Suite 500, Dallas, Texas 75254

Holder of Secured Debt: Ingram Real Estate, LLC

Date of Sale of the Property: March 5, 2024

Earliest Time of Sale of Property: 1:00 p.m.

Place of Sale of Property:

North Side of the George Allen Courts Building facing 600 Commerce Street, below the overhang, or as otherwise designated by the Dallas County Commissioners.

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

Default has occurred under the terms of the Secured Debt and the Deed of Trust and, but reason of such default, the Secured Debt secured by the Deed of Trust is now wholly due and payable.

Holder has requested Substitute Trustee(s), acting singularly or together, to sell the Property covered by the Deed of Trust (less any part thereof, if any previously released from the Deed of Trust) pursuant to the power of sale granted in the Deed of Trust.

NOTICE IS HEREBY GIVEN that the undersigned Substitute Trustee will sell at public auction the Property to the highest bidder for cash, "AS IS" at the place and on the date specified above to satisfy the Secured Debt. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION, IF ANY.** In accordance with Section 51.0075 of the Texas Property Code, or other applicable section, the Substitute Trustee reserves the right to set additional, reasonable conditions for conducting the sale, and will announce any such conditions prior to conducting the sale. The Beneficiary's bid may be by credit against the Secured Debt.

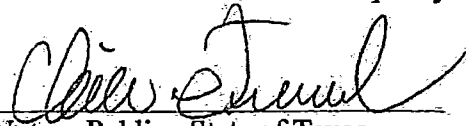
The sale will begin at the earliest time stated above or not later than three (3) hours after that time.


_____, Substitute Trustee

NOTICE: The law firm of Glast, Phillips & Murray, P.C. is counsel for the Holder of the Secured Indebtedness, and will represent the Holder in any lawsuit filed seeking relief to enjoin the foreclosure sale. Glast, Phillips & Murray, P.C. does wish to be heard prior to the entry of any temporary restraining order. Counsel seeking injunctive relief to prevent the foreclosure should notify Kenneth R. Stein (972-419-7119) of such counsel's intention to file a lawsuit seeking injunctive relief to prevent the foreclosure. Upon being notified by such counsel, an attorney with Glast, Phillips & Murray, P.C. will be available to attend a hearing on any application for temporary restraining order.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on January 22, 2024 by Arron Kibler, for the consideration and in the capacity expressed.


Notary Public State of Texas

