

**NOTICE OF FORECLOSURE SALE** FILED

2018 JAN 11 AM 11:34

Notice is hereby given of a public foreclosure sale by Substitute Trustee

1. Property to be Sold. All of the mortgaged property described in the Deed of Trust, real, personal, or mixed, including the real property described as follows:

JOHN P. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**See attached Exhibit "A"**

2. Type of Sale. The sale is a Deed of Trust lien foreclosure sale by Substitute Trustee being conducted pursuant to the power of sale granted by the Deed of Trust, Security Agreement, and Assignment of Rents dated February 8, 2008 and filed March 6, 2008 (referred to herein as "Deed of Trust") executed by Bethel Baptist Church of Dallas, a Texas non-profit corporation (hereinafter referred to as "Grantor"), to Daniel J. Neumeyer ("Trustee"), for the benefit of Comerica Bank ("Beneficiary"), recorded as Document No. 20080074438, real property records of Dallas County, Texas. The Co-Substitute Trustees are V. Charles Serafino, Mark Rechner, Scott Hayes, Thomas Sellers, Edgar Quijada, Kelly Fisher, Kimberly Kerns, Laird Lawrence, E. Samuel Crecilius.

3. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including, but not limited to, the following: Note dated February 8, 2008, in the original principal amount of \$975,000.00 with Bethel Baptist Church of Dallas, Texas non-profit corporation as the borrower and payable to Beneficiary.

As of January 5, 2018, the total unpaid principal due, accrued but unpaid interest, environmental report, appraisal report, force-placed insurance and late charges incurred on the Note totaled \$525,869.96, exclusive of attorneys' fees, collections cost and expenses incurred. Collection expenses and interest on the Note have continued to accrue as set forth in the loan documents. In addition to the principal, accrued interest and late fees due, the Grantor, under the terms of the Note and the Deed of Trust, is liable for trustees' fees, attorneys' fees and collection expenses incurred by Comerica Bank in connection with the collection of this matter, as well as other indebtedness due Lender from Grantor.

4. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **February 6, 2018**

Time: **The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.**

Place: **The Sale(s) takes place on the North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang, or as designated by the County Commissioners.**

Comerica Bank reserves the right to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time,

the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the TEXAS PROPERTY CODE. Such reposting or refileing may be after the date originally scheduled for this sale.

5. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, credit, or in any manner the Trustee or Co-Substitute Trustee deems sufficient to obtain the best price. The Beneficiary reserves the absolute right to postpone, cancel or reschedule the sale at any time before the property is sold.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold.


The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned, Victor C. Serafino, Vincent Serafino Geary Waddell Jenevein, P.C., 1601 Elm Street, Suite 4100, Dallas, Texas 75201, (214) 979-7413.

6. Default and Request to Act. Default has occurred under the Note and the Deed of Trust, and the Beneficiary has requested the undersigned, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE 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.**

DATED: January 11, 2018.



V. Charles Serafino, Mark Rechner, Scott Hayes,  
Thomas Sellers, Susan Simpson, Edgar Quijada,  
Kelly Fisher, Kimberly Kerns, Laird Lawrence,  
E. Samuel Crecilius  
Co-Substitute Trustees  
VINCENT SERAFINO GEARY WADDELL JENEVEIN, P.C.  
1601 Elm Street, Suite 4100  
Dallas, Texas 75201  
(214) 979-7400 Fax: (214) 979-7402

**EXHIBIT "A"**

**Legal Description**

LOT 1, BLOCK 1, OF REPLAT OF A. J. AIROLDI ADDITION NO. 2 AND PART OF TRACT 1 OF AIROLDI SUBDIVISION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 91018, PAGE 1377, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

**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: February 06, 2018

Time: The sale will begin at 10:00AM 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 December 23, 2005 and recorded in Document CLERK'S FILE NO. 200600012273 real property records of DALLAS County, Texas, with JOY LEE BROUGHTON, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOY LEE BROUGHTON, securing the payment of the indebtednesses in the original principal amount of \$78,529.63, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

\_\_\_\_\_  
MICHAEL HARRISON, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: \_\_\_\_\_

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 JAN 12 PM 2:19

FILED



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**EXHIBIT "A"**

LOT 3, BLOCK 9 OF JOHNSTON PARK ADDITION, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS, PER MAP RECORDED IN VOLUME 28, PAGE 5, MAP RECORDS, DALLAS COUNTY, TEXAS.



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