

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale by Substitute Trustee _____ }
COUNTY CLERK

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

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: **March 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, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of

FILED
2018 FEB -6 AM 10:30
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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: February 5, 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: March 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 November 30, 2007 and recorded in Document CLERK'S FILE NO. 20070431480; AS AFFECTED BY CLERK'S FILE NO. 20080347047 AND 201200213059 real property records of DALLAS County, Texas, with PAUL K. STAFFORD AND TELEA STAFFORD, grantor(s) and BANK OF AMERICA, NA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAUL K. STAFFORD AND TELEA STAFFORD, securing the payment of the indebtednesses in the original principal amount of \$810,561.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
440 S. LASALLE ST. 20TH FLOOR
CHICAGO, IL 60605

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

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 FEB -5 PM 3:33

FILED



NOS0000006035497

0000006035497

DALLAS

EXHIBIT "A"

LOT 1, IN BLOCK A, OF VALLEY VIEW/STAFFORD, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 20070315299 PLAT RECORDS, DALLAS COUNTY, TEXAS



NOS0000006035497

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/21/2007
Grantor(s): GILDA L. ALLEN, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DELTA FUNDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$144,000.00
Recording Information: Instrument 20070244331
Property County: Dallas
Property: LOT 30, BLOCK E, OF CREST BROOK ESTATES NO. 2, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 167, PAGE 3153, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
Reported Address: 12238 BRISBANE AVENUE, FARMERS BRANCH, TX 75234

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: HSBC Bank USA, National Association as Trustee for Renaissance Home Equity Loan Asset-Backed Certificates Series 2007-3
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: HSBC Bank USA, National Association as Trustee for Renaissance Home Equity Loan Asset-Backed Certificates Series 2007-3
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of March, 2018
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustee(s): Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2018 JAN 25 PM 3:15

FILED

**FELICIA PITRE
DISTRICT CLERK
DALLAS COUNTY
600 COMMERCE, 1ST FLOOR
DALLAS, TEXAS 75202-4606**

December 19, 2017

BRADEN BARNES
P O BOX 9013
ADDISON, TX 75001

NOTICE OF DEFAULT JUDGMENT

CAUSE NO. DC-17-14379

OCWEN LOAN SERVICING, LLC
Plaintiff(s).

v.

GILDA L. ALLEN
Defendant(s)

In the District Court

of Dallas County, Texas

116th District Court

TO WHOM IT MAY CONCERN:

In accordance with the provisions of Rule 239(a) of the Texas Rules of Civil Procedure, you are hereby notified that a Default Judgment has been entered in the above-referenced matter. The judgment is signed on **12/11/2017**.

Respectfully,
Felicia Pitre, District Clerk



A handwritten signature in black ink, appearing to read "Felicia Pitre", is written over the seal.

9540-2114

CAUSE NO. DC-17-14379

IN RE: ORDER FOR FORECLOSURE
CONCERNING 12238 BRISBANE
AVENUE, FARMERS BRANCH, TX
75234 UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§
§

IN THE DISTRICT COURT

PETITIONER:

OCWEN LOAN SERVICING, LLC AS
SERVICING AGENT FOR HSBC BANK
USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR RENAISSANCE HOME
EQUITY LOAN ASSET-BACKED
CERTIFICATES SERIES 2007-3

DALLAS COUNTY, TEXAS

RESPONDENT(S):

GILDA L ALLEN

116TH DISTRICT COURT


DEFAULT ORDER ALLOWING FORECLOSURE

- 1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
- 2. The name and last known address of each Respondent subject to this order is Gilda L Allen, whose last known address is 3323 Dorothy Ln, Wylie, TX 75098. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
- 3. The property that is the subject of this foreclosure proceeding is commonly known as 12238 Brisbane Avenue, Farmers Branch, TX 75234 with the following legal description:

LOT 30, BLOCK E, OF CREST BROOK ESTATES NO. 2, AN
ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS
COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 167, PAGE 3153, OF THE MAP RECORDS
OF DALLAS COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 20070244331 and recorded in the real property records of Dallas County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 11th day of December, 2011.


JUDGE PRESIDING