

# NOTICE OF TRUSTEE'S SALE

FILED

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Sharmeka Durrough	<b>Deed of Trust Date</b>	May 13, 2013
<b>Original Mortgagee</b>	Dallas Area Habitat for Humanity, Inc aka Dallas Neighborhood Alliance for Habitat	<b>Original Principal</b>	\$90,000.00
<b>Recording Information</b>	Instrument #: 201300154842 in Dallas County, Texas	<b>Original Trustee</b>	JOHN F. WARREN WILLIAM D. BAIERK DALLAS COUNTY
<b>Property Address</b>	107 South Pasture Avenue, Wilmer, TX 75172	<b>Property County</b>	Dallas

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	Dallas Area Habitat for Humanity, Inc aka Dallas Neighborhood Alliance for Habitat	<b>Mortgage Servicer</b>	Dallas Neighborhood Homes
<b>Current Beneficiary</b>	Dallas Area Habitat for Humanity, Inc aka Dallas Neighborhood Alliance for Habitat	<b>Mortgage Servicer Address</b>	2800 N. Hampton Road, Dallas, TX 75212

**SALE INFORMATION:**

<b>Date of Sale</b>	09/05/2017
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang County Courthouse 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.
<b>Substitute Trustees</b>	Scott Crist, Jeremiah Hays, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
**THE PROPERTY DESCRIBED AS BEING LOT 28, IN BLOCK C, OF MEADOW RIDGE ADDITION, PHASE ONE, AN ADDITION TO THE CITY OF WILMER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER CC#200503647454, OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH ALL GOODS THAT ARE OR WILL BE FIXTURES AND THAT ARE OR WILL BE LOCATED ON THE PREMISES, INCLUDING WITHOUT LIMITATION ALL AIR CONDITIONING, VENTILATING, PLUMBING, ELECTRICAL FIXTURES AND WIRING, AND REPLACEMENTS OF AND ADDITIONS TO THESE FIXTURES, ALL OF WHICH GRANTOR AGREES ARE OR WILL BE PART OF AND AFFIXED TO THE REAL ESTATE DESCRIBED IN THE PARAGRAPH.**

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

## NOTICE OF TRUSTEE'S SALE

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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 other 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. The sale shall not cover any part of the property that has been released from the lien of 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.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of 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. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

**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.**

Dated July 17, 2017.

  
Selim H. Taherzadeh  
5001 Spring Valley Road  
Suite 1020W  
Dallas, TX 75244  
(469) 729-6800

Return to: TAHERZADEH, PLLC

**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:** September 05, 2017

**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 October 29, 2004 and recorded in Document VOLUME 2004214, PAGE 00754 real property records of DALLAS County, Texas, with CHRISTOPHER LONGEST, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTOPHER LONGEST, securing the payment of the indebtednesses in the original principal amount of \$39,102.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PROF-2013-S3 LEGAL TITLE TRUST IV, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE 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

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MICHAEL D. VESTAL, 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: \_\_\_\_\_

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN  
FILED  
SEP 14 PM 3:02



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**EXHIBIT "A"**

BEING LOT 18, OF CROUCH ADDITION, AN ADDITION TO THE CITY OF WILMER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 356, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



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