

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Demetra Andrea Ballard	Deed of Trust Date	July 9, 2013
Original Mortgagee	Dallas Area Habitat for Humanity, inc aka Dallas Neighborhood Alliance for Habitat	Original Principal	\$90,000.00
Recording Information	Instrument #: 201300228508 in Dallas County, Texas	Original Trustee	William D. Hall
Property Address	220 Billy Wickliffe Drive, Wilmer, TX 75172	Property County	Dallas

MORTGAGE SERVICER INFORMATION:

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

SALE INFORMATION:

Date of Sale	02/06/2018
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	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.
Substitute Trustees	Scott Crist, Jeremiah Hays, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michel 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
Substitute Trustees' Address	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 40, IN BLOCK E, OF MEADOW RIDGE ADDITION, PHASE ONE, AN ADDITION TO THE CITY OF WILMER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CC#200503647454, 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 THE AFFIXED TO THE REAL ESTATE DESCRIBED IN THIS 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

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 December 20, 2017.

/s/ Selim H. Taherzadeh

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

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Sharmeka Durrough	Deed of Trust Date	May 13, 2013
Original Mortgagee	Dallas Area Habitat for Humanity, Inc aka Dallas Neighborhood Alliance for Habitat	Original Principal	\$90,000.00
Recording Information	Instrument #: 201300154842 in Dallas County, Texas	Original Trustee	William D. Hall
Property Address	107 South Pasture Avenue, Wilmer, TX 75172	Property County	Dallas

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Dallas Area Habitat for Humanity, Inc aka Dallas Neighborhood Alliance for Habitat	Mortgage Servicer	Dallas Neighborhood Home
Current Beneficiary	Dallas Area Habitat for Humanity, Inc aka Dallas Neighborhood Alliance for Habitat	Mortgage Servicer Address	2800 N. Hampton Road, Dallas, TX 75212

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Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

<p>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.</p>

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TAHERZADEH, PLLC

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 2018 JAN 16 AM 10:45
 JOHNNIE WARDEN
 COUNTY CLERK
 DALLAS COUNTY

NOTICE OF TRUSTEE'S SALE

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

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Dated January 16, 2018.


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

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244