

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/24/2007

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PREFERRED HOME MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20070038573

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
DEREK CHILDRESS AND TABATHA CHILDRESS, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

Property County:
DALLAS

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618

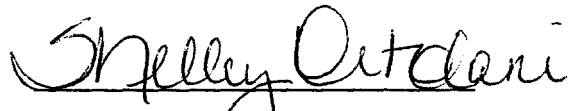
Legal Description: LOT 41, BLOCK B, OF HIGHLAND MEADOWS PHASE 1, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2005138, PAGE 181, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 9/5/2017 **Earliest Time Sale Will Begin:** 10:00AM

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.



Shelley Ortolani, Robert Ortolani, Mary Mancuso or Michele Hreha or Cole D. Patton or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-16-28330-FC
Loan Type: Conventional Residential

FILED
2017 AUG 10 PM 2:24
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY