

### NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** May 01, 2008

**Grantor(s):** John McGill, and Marilyn McGill

**Original Trustee:** Fidelity National Title Insurance Co

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Countrywide Bank, FSB, its successors and assigns

**Recording Information:** Vol. 1752, Page 213, or Clerk's File No. 7738, in the Official Public Records of HUNT County, Texas.

**Current Mortgagee:** Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

**Mortgage Servicer:** Rushmore Loan Management Services, LLC, whose address is C/O 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 09/05/2017 **Earliest Time Sale Will Begin:** 1:00 PM

**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.**

**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**


**Legal Description:**

**BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, BEING PART OF THE GARLAND GEER SURVEY, ABSTRACT NO. 1239, BEING THE TRACT CONVEYED BY LARRY E. HUGHES ET UX, TO WILLIAM ELVIN SHERMAN, ET UX, BY DEED RECORDED IN THE DEED RECORDS OF HUNT COUNTY IN VOL. 810, PAGE 854, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the HUNT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

  
Robert LaMont as Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Randy Daniel as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Jim OBryant as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038



4630335

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK OF CLERK HUNT CO. TX  
17 AUG 14 AM 9:31  
J. M. GAVEN  
DEPUTY

Exhibit "A"

Being a lot, tract or parcel of land situated in the City of Caddo Mills, Hunt County, Texas, being part of the Garland Geer Survey, Abstract No. 1239, being the tract conveyed by Larry E. Hughes et ux, to William Elvin Sherman, et ux, by deed recorded in the Deed Records of Hunt County in Vol. 810, page 854, and being more particularly described as follows;

BEGINNING at a ½ inch iron rod found at the Northernmost corner of said Hughes to Sherman tract, said corner being in the Southwest line of Gilmer Street;  
THENCE S. 44 deg. 34' 35 E. with said Southwest line of Gilmer Street 78.81 feet to a ½ inch iron rod set at the Easternmost corner of said tract, for a corner;  
THENCE S. 44 deg. 07' 42 W along a fence 256.35 feet to a ½ inch iron rod set at a fence corner at the Southernmost corner of said tract, for a corner;  
THENCE N. 44 deg. 34' 35 W. along fence 75.87 feet to a ½ inch iron rod found at a fence corner at the Westernmost corner of said tract, for a corner;  
THENCE N. 43 deg. 28' 19 E. along fence at a 151.4 feet passing the end of same and continuing for a total distance of 256.44 feet to return to the place of Beginning and containing 0.455 acre of land and also being known as 2303 Gilmer Street.