

## Notice of Substitute Trustee Sale

T.S. #: 18-1248

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.

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 8/7/2018

Time:

The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.  
The sale will be completed by no later than **4:00 PM**

**Dallas County Courthouse in Dallas, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Place:

**Property To Be Sold** - The property to be sold is described as follows:

**BEING LOT 34, IN BLOCK 7, OF HERITAGE PARK ADDITION NO. 4, AN ADDITION TO CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 67136, PAGE 2295, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 6/8/2006 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 2006002164345 recorded on 6/14/2006 of the Real Property Records of Dallas County, Texas.

2748 MARK TWAIN DRIVE  
FARMERS BRANCH, TX 75234

Trustor(s): **ERLIN ISABEL BENITEZ**

Original  
Beneficiary:

**MORTGAGE  
ELECTRONIC  
REGISTRATION  
SYSTEMS, INC., SOLELY  
AS NOMINEE FOR  
PRIMELENDING, A  
PLAINSCAPITAL  
COMPANY, ITS  
SUCCESSORS AND  
ASSIGNS**

Current  
Beneficiary: **Deutsche Bank National Trust  
Company, as certificate trustee  
on behalf of Bosco Credit II  
Trust Series 2010-1**

Loan Servicer:

**Franklin Credit Management  
Corporation**

Current  
Substituted  
Trustees:

**Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Rick Snoke, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith**

**FILED**

**2018 JUL 16 PM 12:01**

**JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DALLAS, TEXAS**

BY

T.S. #: 18-1248  
Loan #: \*\*\*\*\*2033

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 property securing the above referenced loan.

**Terms of 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. 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 section 51.009 of 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of 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.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ERLIN ISRAEL BENITEZ, SINGLE MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**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 (1) the promissory note in the original principal amount of \$24,000.00, executed by ERLIN ISRAEL BENITEZ, SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ERLIN ISRAEL BENITEZ, SINGLE MAN to ERLIN ISRAEL BENITEZ. Deutsche Bank National Trust Company, as certificate trustee on behalf of Bosco Credit II Trust Series 2010-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Deutsche Bank National Trust Company, as certificate trustee on behalf of Bosco Credit II Trust Series 2010-1**  
**c/o Franklin Credit Management Corporation**  
**101 Hudson Street, 25th Floor,**  
**Jersey City, New Jersey 07302**  
**201-604-1800**

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Dated: 7-16-18

Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead,  
Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy  
Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan  
Thomas, Rick Snoke, Russell Stockman, David Stockman, Brenda Wiggs,  
Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz,  
Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith,

Michelle Schwartz by Donna Stock

Prestige Default Services  
600 E John Carpenter Fwy., Suite 200  
Irving, Texas 75062  
Phone: (949) 427-2010  
Fax:  
Sale Line Information:  
Website:

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services  
600 E John Carpenter Fwy., Suite 200  
Irving, Texas 75062  
Attn: Trustee Department

RIS-02279