



NOTICE OF FORECLOSURE 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. **Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/23/2006 and recorded in Book 0981 Page 231 Document 606706 real property records of Waller County, Texas.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 02/06/2018
 Time: 01:00 PM
 Place: Waller County Courthouse, Texas, at the following location: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.
5. **Obligations Secured.** The Deed of Trust executed by ANDREW J. NOVITSKI JR, provides that it secures the payment of the indebtedness in the original principal amount of \$14,430.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as certificate trustee on behalf of Bosco Credit II Trust Series 2010-1 is the current mortgagee of the note and deed of trust and FRANKLIN CREDIT MANAGEMENT CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is 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, NJ 07302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint MEGAN L. RANDLE AKA MEGAN RANDLE-BENDER OR EBBIE MURPHY, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

MEGAN L. RANDLE AKA MEGAN RANDLE-BENDER OR
EBBIE MURPHY
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am Megan L. Randle whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 01/05/18 I filed this Notice of Foreclosure Sale at the office of the Waller County Clerk and caused it to be posted at the location directed by the Waller County Commissioners Court.

Exhibit "A"

True & Certified Copy

A tract of land containing 7.347 acres out of the John Reese Survey, Abstract Number 242 of Waller County, Texas, and being the same tract of land described in deed to Mary Katherine Como as recorded under Volume 577, Page 598 of the Waller County Deed Records (W.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod (found) for the northwest corner of the herein described tract and the southwest corner of a called 7.3538 acre tract as described in deed to Kenneth D. Renfro ET UX as recorded under Volume 451, Page 845 of the W.C.D.R. and in the east right-of-way line of Scroggins Road (also known as Scroggins Lane) (called 60 feet wide);

THENCE N 88 deg 56 min 36 sec E along the north line of the herein described tract and the south line of said 7.3538 acre tract a distance of 1339.71 feet to a 1/2 inch iron rod (found) for the northeast corner of the herein described tract, the southeast corner of the aforementioned 7.3538 acre tract and in the west line of a called 85.988 acre tract as described in deed to Kenneth D. Renfro ET UX as recorded under Volume 438, Page 100 of the W.C.D.R.;

THENCE S 02 deg 08 min 15 sec E, along the east line of the herein described tract a distance of 204.20 feet to a 20" Tree (found) for an angle point;

THENCE S 01 deg 02 min 58 sec E, along the east line of the herein described tract a distance of 34.06 feet to a 1/2 inch iron rod (found) for the southeast corner of the herein described tract and the northeast corner of a called 1.000 acre tract as described in deed to Glen Terry Frazier as recorded under Volume 372, Page 719 of the W.C.D.R.;

THENCE S 88 deg 56 min 37 sec W, along the south line of the herein described tract and the north lines of said 1.000 acre tract, a called 1.3538 acre tract as described in deed to Glen Terry Frazier as recorded under Volume 395, Page 425 of the W.C.D.R. and a residue of a called 7.3538 acre tract as described in deed to Mariah Edith Scroggins Frazier as recorded under Volume 354, Page 11 of the W.C.D.R. a distance of 1346.65 feet to a 1/2 inch iron rod (found) for the southwest corner of the herein described tract and the northwest corner of said 7.3538 acre residue tract and in the east line of said Scroggins Road;

THENCE N 00 deg 18 min 25 sec W, along the west line of the herein described tract and said Scroggins Road a distance of 238.24 feet to the point of beginning and containing 7.347 acres of land.

**NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE
ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.**

FILED AND RECORDED

Instrument Number: 18-002

Filing and Recording Date: 01/05/2018 11:03:37 AM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To: