

FILED FOR RECORD  
COLORADO COUNTY, TX

PM 1:36

KIMBERLY MENKE

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 116346-TX

Date: December 11, 2025

County where Real Property is Located: Colorado

ORIGINAL MORTGAGOR: RAY CHARLES COLEMAN AND DEBORAH LYNN COLEMAN,  
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR RESMAE MORTGAGE  
CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE  
OF BOSCO CREDIT II TRUST SERIES 2010-1

MORTGAGE SERVICER: FRANKLIN CREDIT MANAGEMENT CORP

DEED OF TRUST DATED 4/27/2006, RECORDING INFORMATION: Recorded on 5/30/2006, as Instrument No.  
2616 in Book 526 Page 705, Correction Instrument recorded 3/22/2021 under 1176 Bk 956 PG 597

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT NO. 3, CONTAINING 0.2669 ACRE OF  
LAND, MORE OF LESS, A PART OF BLOCK NO. 28, OF THE CITY OF WEIMAR, IN COLORADO  
COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN MAP SLIDE NO. 37, OF THE MAP  
RECORDS OF COLORADO COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN DEED  
FROM GEORGIA WANJURA TO BO WALKER CONSTRUCTION, DATED NOVEMBER 25, 2002,  
FILED FOR RECORD ON NOVEMBER 26, 2002, RECORDED IN VOLUME 419, PAGE 155, OF THE  
OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/3/2026, the foreclosure sale will be conducted in  
Colorado County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

FRANKLIN CREDIT MANAGEMENT CORP is acting as the Mortgage Servicer for WILMINGTON SAVINGS  
FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE  
OF BOSCO CREDIT II TRUST SERIES 2010-1 who is the Mortgagee of the Note and Deed of Trust associated  
with the above referenced loan. FRANKLIN CREDIT MANAGEMENT CORP, as Mortgage Servicer, is  
representing the Mortgagee, whose address is:



Matter No.: 116346-TX

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1  
c/o FRANKLIN CREDIT MANAGEMENT CORP  
101 HUDSON STREET  
25TH FLOOR  
JERSEY CITY, NJ 07302

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.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

Megan Randle

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036