

Our File Number: 16-03970

Name: LEONARD T ANZALDUA AND SPOUSE, LINDA L ANZALDUA  
201700009

Accepted for Filing in  
Refugio County, TX  
MAR 27, 2017 01:13 PM  
by Krista Wiginton

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 12, 2005, LEONARD T. ANZALDUA AND SPOUSE, LINDA L. ANZALDUA, executed a Deed of Trust/Security Instrument conveying to DAVID W. MANN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00021548, in Book 182, at Page 141, in the DEED OF TRUST OR REAL PROPERTY records of REFUGIO COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 6, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **REFUGIO COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

THE EAST 71.27' OF LOT THREE (3), BLOCK TWO (2), OF THE SHELTON-BAILLY SUBDIVISION OF THE TOWN OF REFUGIO, REFUGIO COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 29 OF THE MAP AND PLAT RECORDS OF REFUGIO COUNTY, TEXAS, BEING ALL OF SAID LOT 3, LESS AND EXCEPT THE WEST TWO FEET (W/2') OF SAID LOT 3 CONVEYED IN THE WARRANTY DEED FROM ARTHUR A. DAWSON, ET UX TO E.M. MURRAY DATED MAY 30, 1974, RECORDED IN VOLUME 191, PAGE 47, OF THE DEED RECORDS OF REFUGIO COUNTY, TEXAS.

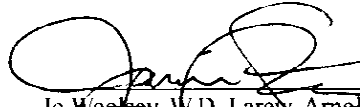
Property Address: 221 WEST BAILEY STREET  
REFUGIO, TX 78377-2606  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 27<sup>th</sup> day of March, 2017.

  
Jo Woolsey, W.D. Larow, Arnold Mendoza, Bob Ertach, Frederick Britton, Evan Press, Amy Bowman, Jamie Steen, Reid Ruple, Kristopher Holub, Jodi Steen, Jim Rector, Denise Rector, Leslye Evans, Carol Evangelisti, Marcia Chapa, Martha Docta, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300