

2022-024

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/29/2005

**Original Beneficiary/Mortgagee:**  
WELLS FARGO BANK, N.A

**Recorded in:**  
**Volume:** 174  
**Page:** 355-379  
**Instrument No:** 43511

**Grantor(s)/Mortgagor(s):**  
JIMMY TORRES, A MARRIED PERSON, PRESILA TORRES  
**Current Beneficiary/Mortgagee:**  
U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF1  
**Property County:**  
DEWITT

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CITY OF YORKTOWN, DEWITT COUNTY, TEXAS, BEING ALL OF LOT NO. TEN (10) , BLOCK NO. FIFTEEN (15), FECHNER ADDITION TO THE CITY OF YORKTOWN, DEWITT COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN EX. DIST, DEED, FROM ESTATE OF RAYMOND STEVE LEDWIG TO NORAH V. LEDWIG, DATED JANUARY 15,1996, OF RECORD IN VOLUME 1, PAGE 426, OFFICIAL PUBLIC RECORDS, DEWITT COUNTY, TEXAS.

**Date of Sale:** 9/6/2022

**Earliest Time Sale Will Begin:** 12pm-3pm

**Place of Sale of Property:** THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING, FACING GONZALES STREET, (BUILDING LOCATED AT 307 N. GONZALES ST.) OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

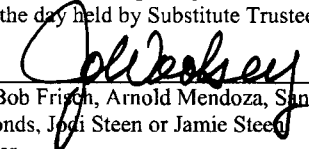
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

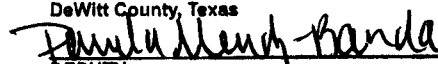
**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

  
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Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen or Jamie Steen or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**Filed for Record**  
This, the 4<sup>th</sup> day of August 2022  
at 11:25 o'clock A M

**MH File Number:** TX-22-93309-POS  
**Loan Type:** Conventional Residential

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NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas  
  
DEPUTY