

Filed for Record

This, the 24th day of Feb. 2022 at 10:50 o'clock A M

NATALIE CARSON, COUNTY CLERK OF

DeWitt County, Texas

Brandi Reyes DEPUTY

615 AVENUE C YORKTOWN, TX 78164-5542

0000009409004

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: April 05, 2022

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING FACING GONZALES STREET (307 N. GONZALES ST.) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 29, 2005 and recorded in Document VOLUME 174, PAGE 355 real property records of DE WITT County, Texas, with JIMMY TORRES AND PRESILA TORRES, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JIMMY TORRES AND PRESILA TORRES, securing the payment of the indebtednesses in the original principal amount of \$47,832.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A. 3476 STATEVIEW BLVD. FORT MILL, SC 29715



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the DE WITT County Clerk and caused to be posted at the DE WITT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

615 AVENUE C
YORKTOWN, TX 78164-5542

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DE WITT

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CITY OF YORKTOWN, DE WITT 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.