

2026-008

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/29/2005	Grantor(s)/Mortgagor(s): JIMMY TORRES, A MARRIED PERSON, PRESILA TORRES
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A	Current Beneficiary/Mortgagee: U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF1
Recorded in: Volume: 174 Page: 355-379 Instrument No: 43511	Property County: DEWITT
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 6/2/2026	Earliest Time Sale Will Begin: 12:00 PM
Place of Sale of Property: DeWitt County Courthouse, 307 North Gonzales Street, Cuero, TX 77954 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

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.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

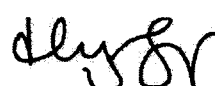
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.


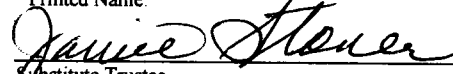
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

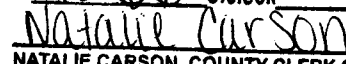
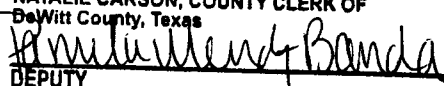
Dated: 4/28/2026


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 4-30-26

Printed Name: JANICE STONER

Substitute Trustee
Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

Filed for Record

This, the 30th day of April 2026
at 12:00 o'clock P M


NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

DEPUTY

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