

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/27/2005	Grantor(s)/Mortgagor(s): KRISTIN BROOKE MATIAS AND DAVID A. MATIAS, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	Current Beneficiary/Mortgagee: U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2005-WF3
Recorded in: Volume: 924 Page: 0419 Instrument No: 225112	Property County: GONZALES
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
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: SOUTHEAST ENTRANCE OF THE DOWNTOWN COURTHOUSE (414 ST. JOSEPH) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, Bob Frisch, Jo Woolsey, Jodi Steen or Janice Stoner, 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: 6/6/2025

Thuy Frazier

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 6-9-25

Printed Name:

Jo Woolsey
Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-93714-POS
Loan Type: Conventional Residential

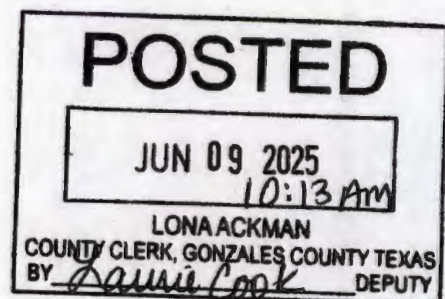


EXHIBIT "A"

Field Notes describing 0.41 of an acre of land situated partly in the "Wolf" lot, Lot 3 and Lot 4, Block No. 7, Badger's Addition to the Town of Gonzales, Volume G, Page 321, Deed Records, City of Gonzales, Gonzales County, Texas and described by metes and bounds as follows:

Beginning at an iron pin found marking the southwest corner of the herein described 0.41 of an acre the northwest corner of a tract described in Volume 782, Page 996 and situated in the east R.O.W. of Saint Paul Street;

Thence with the east R.O.W. of Saint Paul Street $N20^{\circ}00'00''W$ 82.00 feet to a nail set in concrete for the northwest corner of the herein described 0.41 of an acre tract, the northwest corner of the "Wolf" lot, the northwest corner of Block No. 7 and marking the point of intersection of the east R.O.W. of Saint Paul Street and the south R.O.W. of Wallace Street;

Thence with the south R.O.W. of Wallace Street $N70^{\circ}01'47''E$ 180.00 feet to an iron pin set for the northeast corner of the herein described 0.41 of an acre tract, the northwest corner of a tract described in Volume 897, Page 494, Deed Records;

Thence $S20^{\circ}00'00''E$ 126.53 feet to an iron pin found marking the southeast corner of the herein described 0.41 of an acre tract, the northeast corner of the tract described in Volume 782, Page 996, Deed Records and situated in the west line of the tract described in Volume 707, Page 321, Deed Records;

Thence with the south line of the herein described 0.41 of an acre tract and the north line of the tract described in Volume 782, Page 996, Deed Records $S70^{\circ}01'39''W$ 70.16 feet to an iron pin found, $N20^{\circ}26'01''W$ 44.04 feet to an iron pin found and $S70^{\circ}17'26''W$ 109.51 feet to the place of beginning and containing 0.41 of an acre of land. The orientation of bearings established from the recorded plat of the Badger's Addition to the Town of Gonzales.