

Dec

1

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**

2/20/2015

**Grantor(s)/Mortgagor(s):**

SEAN P MCCAULEY JOINED HEREIN PRO  
FORMA BY HIS WIFE TAMARA  
MCCAULEY

**Original Beneficiary/Mortgagee:**

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR UNIVERSAL AMERICAN  
MORTGAGE COMPANY, LLC, A FLORIDA  
LIMITED LIABILITY COMPANY, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**

U.S. BANK NATIONAL ASSOCIATION

**Recorded in:**

**Volume:** N/A

**Page:** N/A

**Instrument No:** 278089

**Property County:**

CORYELL

FILED  
AT 2 O'CLOCK PM

SEP 25 2017

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

**Mortgage Servicer:**

U.S. Bank National Association is representing  
the Current Beneficiary/Mortgagee under a  
servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**

4801 Frederica Street, Owensboro, KY 42301

**Legal Description:** LOT TWELVE (12), BLOCK THREE (3), HOUSE CREEK NORTH SUBDIVISION  
PHASE ONE, CORYELL COUNTY, TEXAS AS SHOWN ON PLAT OF RECORD IN CABINET B, SLIDE 547,  
PLAT RECORDS OF CORYELL COUNTY, TEXAS

**Date of Sale:** 12/5/2017

**Earliest Time Sale Will Begin:**

10:00AM

**Place of Sale of Property:** NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE  
COURTHOUSE 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.

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.

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

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.

*Tim Lewis by Delta*

Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna  
Stockman, David Stockman, Michelle  
Schwartz, Denise Boerner, Jill Nichols,  
Meghan Lamonte  
or Cole D. Patton  
or Deanna Segovia  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-16-27804-FC

**Loan Type:** FHA