

22-50169
108 SURREY CIRCLE, COPPERAS COVE, TX 76522

AUG 25 2022

NOTICE OF FORECLOSURE SALE

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

Property: The Property to be sold is described as follows:

LOT 19, BLOCK 1, WESTERN HILLS ESTATES, REVISED, SECTION NINE, COPPERAS COVE, CORYELL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 330, MAP/PLAT RECORDS, CORYELL COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 5, 2009 and recorded on June 12, 2009 as Instrument Number 228277 in the real property records of CORYELL County, Texas, which contains a power of sale.

Sale Information: October 4, 2022, at 10:00 AM, or not later than three hours thereafter, at the north door of the Coryell County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MATTHEW D. O'LEARY AND NUGHAN O'LEARY secures the repayment of a Note dated June 5, 2009 in the amount of \$75,080.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Mortgage Servicer is representing Mortgagee under a servicing agreement, which permits Mortgage Servicer to collect the debt evidenced by the Note, The address of Mortgagee is:

U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.



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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.

Kirk Schwartz

De Cubas, Lewis & Schwartz, PA
Kirk Schwartz, Attorney at Law
PO Box 771270
Coral Springs, FL 33077

Substitute Trustee(s): Maryna Danielian, Kristopher Holub, Aarti Patel, Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan Ruiz, David Ackel, Violet Nunez, Erika Aguirre, Beatriz Sanchez, Sara Edgington, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Tim Lewis, Denise Boerner, Michelle Schwartz, Kathy Arrington, Janet Pinder and Auction.com employees, including but not limited to those listed herein
c/o De Cubas, Lewis & Schwartz, PA
PO Box 771270
Coral Springs, FL 33077

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CORYELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).