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NOTICE OF SUBSTITUTE TRUSTEE SALE

AT 2:05 FILED O'CLOCK A.M.

Deed of Trust Date:
10/21/2011

Grantor(s)/Mortgagor(s):
STEVEN PAUL SALZMAN AND MELISSA C. SALZMAN HUSBAND AND WIFE.

JUN 22 2023

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Janifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 249231

Property County:
CORYELL

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:
2800 Tamarack Road,
Owensboro, KY 42301

Legal Description: LOT TWENTY (20), IN BLOCK SEVEN (7), OF THE REPLAT OF COLONIAL PARK, SECTION TWO (2), AND ADDITON TO THE CITY OF COPPERAS COVE, TEXAS AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 4, PAGE 53, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

Date of Sale: 8/1/2023

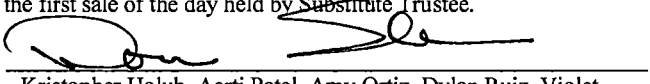
Earliest Time Sale Will Begin: 11:00 am

Place of Sale of Property: Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528 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.

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.



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

Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Kathy Arrington or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-22-92709-POS
Loan Type: VA