

FILED
AT 3:13 O'CLOCK P.M.

AUG 13 2026

2301 MIKE DRIVE
COPPERAS COVE, TX 76522

Janice T. Dutton 00000010896256
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: October 06, 2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE CORYELL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 07, 2012 and recorded in Document INSTRUMENT NO. 255940; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 347123 real property records of CORYELL County, Texas, with WALTER T PELEBO AND CARAH H PELEBO HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WALTER T PELEBO AND CARAH H PELEBO HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$126,515.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301



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CORYELL

EXHIBIT "A"

LOT NINETEEN (19). BLOCK EIGHTEEN (18). HOUSE CREEK NORTH SUBDIVISION PHASE THREE, A SUBDIVISION IN THE CITY OF COPPERAS COVE. CORYELL COUNTY. TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B. SLIDE 682. OF THE PLAT RECORDS OF CORYELL COUNTY. TEXAS.