

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
BERKLEY, HUNTER
1106 HCR 1414, COVINGTON, TX 76636

VA 49-49-6-1627142

Firm File Number: 26-044703

#98

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 22, 2022, HUNTER MACK BERKLEY AND CORY N. MANKE, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to TROY D. PHILLIPS, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS LLC. DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of HILL COUNTY, TX and is recorded under Clerk's File/Instrument Number 00138616 Volume 2205, Page 515, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, September 1, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in HILL COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hill, State of Texas:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF COVINGTON, COUNTY OF HILL, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A 1.998 ACRE TRACT OF LAND SITUATED IN THE F. C. BURT SURVEY, A-28, HILL COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID JAMES BRISTOW, RECORDED IN VOLUME 652, PAGE 112 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID BRISTOW TRACT, AND A TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE BAPTIST CHURCH OF COVINGTON, RECORDED IN VOLUME 1206, PAGE 530 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BRANDY DIXON AND MELTON W. HALL, RECORDED IN VOLUME 1704, PAGE 222 OF THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE S 58°52'07" W, ALONG THE COMMON LINE OF SAID BRISTOW TRACT, AND SAID NEW LIFE BAPTIST CHURCH OF COVINGTON TRACT, PASSING A 5/8 INCH IRON ROD FOUND ON LINE AT A DISTANCE OF 369.05 FEET, AND CONTINUING A TOTAL DISTANCE OF 386.41 FEET TO A NAIL SET FOR CORNER, SAID POINT BEING THE COMMON CORNER OF SAID BRISTOW TRACT, AND SAID NEW LIFE BAPTIST CHURCH OF COVINGTON TRACT AND BEING IN THE CENTER OF HILL COUNTY ROAD 1414 MORE OR LESS;

THENCE N 30°30'23" W, ALONG THE WEST LINE OF SAID BRISTOW TRACT, AND ALONG THE CENTER OF HILL COUNTY ROAD 1414, MORE OR LESS, A DISTANCE OF 222.43 FEET TO A NAIL SET FOR THE COMMON CORNER OF SAID BRISTOW TRACT, AND A TRACT OF LAND DESCRIBED IN DEED TO LARRY JOE GARDNER;

THENCEN 57°55'09" E, ALONG THE COMMON LINE OF SAID BRISTOW TRACT AND SAID GARDNER TRACT, PASSING A 5/8 INCH IRON ROD FOUND ON LINE AT A DISTANCE OF 17.36 FEET, AND CONTINUING A TOTAL DISTANCE OF 385.07 FEET TO A NAIL FOUND IN THE TOP OF A FENCE CORNER POST FOR THE COMMON CORNER OF SAID BRISTOW TRACT, AND SAID HALL TRACT;

THENCE S 30°52'22" E, ALONG THE COMMON LINE OF AID BRISTOW TRACT, AND SAID HALL TRACT, A DISTANCE OF 228.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,014 SQUARE FEET OR 1.998 ACRES OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2025 JUN 29 PM 1:25

LAND IS NOT A REPRESENTATION OF SUCH AREA OR QUANTITY, BUT IS FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.


Property Address: 1106 HCR 1414
COVINGTON, TX 76636
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: NEWREZ LLC
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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 property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE
Tejas Corporate Services, LLC
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day June 26, 2026.

By: 
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for NewRez LLC

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 military service to the sender of this notice immediately.