AT 1215 FILED O'CLOCK P M

OCT 22 2026

Jennifer Deuton
COUNTY CLERK, CORYELL CO., TEXAS

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING (ALW)
ELLIS, MICHAELYNNE L
108 COTTONWOOD DRIVE, COPPERAS COVE, TX 76522

FHA 5130999321703

Firm File Number: 26-045314

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 6, 2017, MICHAELYNNE L. ELLIS, JOINED HEREIN PRO FORMA BY HER HUSBAND, SHANNON LOVE, as Grantor(s), executed a Deed of Trust conveying to DON HARRIS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR 360 MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of **CORYELL** COUNTY, TX and is recorded under Clerk's File/Instrument Number 296005, 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, January 5, 2027** 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 **CORYELL** 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 Coryell, State of Texas:

LOT TWO (2), BLOCK ONE (1), NAUERT ADDITION, 6TH EXT., COPPERAS COVE, CORYELL COUNTY, TEXAS RECORDED IN VOLUME 2, PAGE 26, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

Property Address:	108 COTTONWOOD DRIVE COPPERAS COVE, TX 76522
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
Auction.com LLC
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day October 19, 2026.

By: _____
Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
14150 Huffmeister Road, Suite 106
Cypress, TX 77429
Mailing Address
8520 Cliff Cameron Drive, Suite 330

Charlotte, NC 28269
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.