



NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 09, 2019 and recorded under Clerk's File No. 2019048164, in the real property records of Lubbock County Texas, with William Allen McCoy, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by William Allen McCoy, a single man securing payment of the indebtedness in the original principal amount of \$23,750.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by William Allen McCoy. Ark-La-Tex Financial Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

A 3.749 ACRE TRACT BEING THE SAME TRACT AS THE TRACT DESCRIBED IN LUBBOCK COUNTY CLERK FILE NUMBER 2013031690 AND OUT OF SECTION 25, BLOCK P, E.L. & R.R. RAILROAD CO. SURVEY, LUBBOCK COUNTY, TEXAS AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 12/02/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Lubbock County Courthouse, Texas at the following location: The gazebo located on the front lawn of the Lubbock County Courthouse with the first alternate location being the 2nd floor auditorium at 916 Main and the second alternate location being the Commissioner's Courtroom located on the 5th floor of the courthouse

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



“WHERE IS” condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

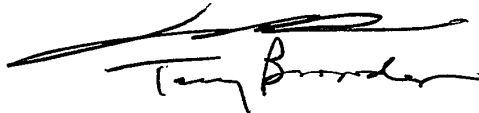
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Bobby Fletcher, Clay Golden, Israel Curtis, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Terry Browder, Laura Browder, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

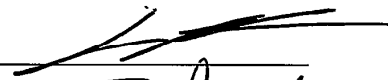
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

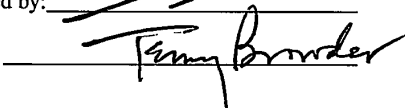
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on October 27, 2025.



/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 

Printed Name: 

C&M No. 44-25-03498

EXHIBIT "A"
Legal Description

A 3.749 acre tract being the same tract as the tract described in Lubbock County Clerk File Number 2013031690 and out of Section 25, Block P, E.L. & R.R. Railroad Co. Survey, Lubbock County, Texas and further described by metes and bounds as follows:

BEGINNING at a found 1" iron pipe having Texas North Central Zone Coordinates of North 7343615.59, East 895514.93, for the Southeast corner of a 20 acre tract shown as Tract 4 on a plat prepared by Noble James dated November 15, 1971 and the Southwest corner of this tract from which the Southeast corner of Section 25 is called to bear N 89°53' E, 1317.16 feet;

THENCE N 02°01'50" E (Texas North Central Zone Bearing Basis) (called North), a distance of 443.12 feet (called 443.20 feet) to a found ½" iron rod for the Northwest corner of this tract;

THENCE S 88°04'48" E (called N 89°53' E), a distance 371.05 feet (called 370.93 feet) to a found ½" iron rod for the Northeast corner of this tract;

THENCE S 02°45'12" W (called S 00°42'23" W), at 417.41 feet pass a found ½" iron in the North occupied Right-of-Way line of County Road 5400 (a graded caliche road) from which a found railroad spike bears Easterly 0.1 feet, continuing for a total distance of 443.17 feet (called 443.2 feet) to the Southeast corner of this tract;

THENCE N 88°04'48" W (called S 89°53'00" W), along the South line of Section 25, Block P and near the center of County Road 5400, a distance of 365.46 feet (called 365.67 feet) to the **PLACE OF BEGINNING**.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/30/2025 11:08 AM
FEE: \$2.00
2025042629