AT 920 FILED O'CLOCK A M

C&M No. 44-26-01004/ FILE NOS

NOV 05 2026

Jennifer Deuton
COUNTY CLERK, CORYELL CO., TEXAS

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 April 29, 2022 and recorded under Clerk's File No. 351790, in the real property records of CORYELL County Texas, with Matthew Earl Farrill, Jr. and Jodie Dorothea Watson, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Matthew Earl Farrill, Jr. and Jodie Dorothea Watson, husband and wife securing payment of the indebtedness in the original principal amount of $255,750.00 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 Matthew Earl Farrill, Jr., Jodie Dorothea Watson. Lakeview Loan Servicing, 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: One Fountain Plaza, Buffalo, NY 14203.

Legal Description:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE BEE HOUSE COMMUNITY, CORYELL COUNTY, TEXAS OUT OF THE J. W. INCHES SURVEY ABSTRACT NO. 1278 AND BEING A PORTION OF THE LAND CONVEYED TO JEFFREY S. ELDRIDGE, BY DEED RECORDED IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS DOCUMENT NO. 147708 - FIRST AND SECOND TRACTS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 01/05/2027 **Earliest Time Sale Will Begin: 10:00 AM**

Location of Sale: **The place of the sale shall be: CORYELL** County Courthouse, Texas at the following location: At the north door of the Coryell County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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,"**

4892894

"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.

STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.

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 Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Jeff Benton, Leslie Shuler, Bonny Mounger, Robin Shelton, Agency Sales and Posting, LLC, or Codilis & Moody, P.C., 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 11/04/2026.

/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: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-26-01004

HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528
Cell 817-233-3846

FIELD NOTES FOR: Jeffrey Eldridge **Dated:** February 12, 2020

All that certain tract or parcel of land located in the Bee House Community, Coryell County, Texas out of the J. W. Inches Survey Abstract No. 1278 and being a portion of the land conveyed to Jeffrey S. Eldridge, by deed recorded in the Deed Records of Coryell County, Texas Document No. 147708 - First and Second Tracts and being more particularly described by metes and bounds as follows; to wit:

BEGINNING at a 4 ½" dia. pipe fence corner post for the occupied southeast corner of said Eldridge 1st Tract, the easterly northeast corner of a so-called 10.818 acres tract of land conveyed to John W. Drennan etux, Gwen Drennan by deed recorded in the Deed Records of Coryell County, Texas, Document No. 271524, Exhibit "E", Tract 1, the southwest corner of a so-called 0.230 acres tract of land conveyed to said Drennan, (Tract 2) and also being the northwest corner of a tract of land conveyed to John W. Drennan etux, Gwen Drennan by deed recorded in the Deed Records of Coryell County, Texas, Document No. 271525, Exhibit "C".

THENCE North 19 deg. 24 min. 17 sec. East along the occupied or fenced east line of said Eldridge 1st Tract and the west line of said Drennan Tract 2, a distance of 112.71 feet (Drennan deed call N18-38-11E 112.55') to a 3/8" dia. iron pin found in said fence for an ell corner in said Drennan Tract 2.

THENCE North 62 deg. 58 min. 49 sec. West along an un-fenced line, a distance of 8.23 feet (Drennan deed call (Drennan deed call N63-44-43W 8.23') to a 5/8" dia. capped iron pin set for an ell corner in said Drennan Tract 2 and an ell corner in this tract.

THENCE North 16 deg. 00 min. 24 sec. East along the un-fenced west line of said Drennan Tract 2, a distance of 24.33 feet, (Drennan deed call N12-22-12E 24.35') to a 2-½" dia. pipe chain link fence post for the northwest corner of said Drennan Tract 2 and being an ell corner in this tract.

THENCE South 71 deg. 26 min. 17 sec. East along the fenced north line of said Drennan Tract 2 and the occupied south line of said Eldridge 2nd Tract, at 74.07 feet pass a 3/8" dia. iron pin found for the northeast corner of said Drennan Tract 2 (Drennan deed call S72-15-25E 73.98') and in all a distance of 78.67 feet to an 8" dia. cedar fence corner post in the occupied or fenced west margin of County Road W154, same being the occupied southeast corner of said Eldridge 2nd Tract.

THENCE North 11 deg. 33 min. 56 sec. East along the un-fenced west margin of said county road, a distance of 112.00 feet to a 5/8" dia. capped iron pin set for a corner in this tract and said road.

THENCE North 31 deg. 08 min. 52 sec. West along the un-fenced west margin of said county road, a distance of 20.78 feet to a 1/2" dia. magnetic nail set in asphalt pavement for a corner in this tract on the apparent south line of FM 183 Spur.

THENCE North 79 deg. 47 min. 42 sec. West partially along the un-fenced south line of said FM 183 Spur and partially along the apparent south margin of County Road 156, a distance of 68.22 feet to a 2-½" dia. pipe chain link fence corner post for a corner in this tract and said county road.

HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528
Cell 817-233-3846

THENCE North 87 deg. 52 min. 50 sec. West along the un-fenced south margin of County Road 156, a distance of 97.34 feet to a 5/8" dia. capped iron pin set for a corner in this tract and said road.

THENCE North 82 deg. 48 min. 29 sec. West along the un-fenced south margin of County Road 156, a distance of 281.59 feet to a 3" dia. pipe fence corner post for the occupied northwest corner of said Eldridge 1st Tract and being on or near the interior east line of said Drennan Tract 1. From which a 3/8" dia. iron pin found for a corner in said Drennan Tract 1, bears N10-19E 5.81', a 13" dia. hackberry tree at a fence corner, bears N68-35E 6.80' and a 4 ½" dia. pipe fence corner post for a corner in said Drennan Tract, bears N79-36-51W 136.02'.

THENCE South 06 deg. 55 min. 00 sec. West along the occupied or fenced west line of said Eldridge 1st Tract and the east line of said Drennan Tract 1, a distance of 208.98 feet to a 3/8" dia. iron pin found on the northeast side of a fence corner post, for an ell corner in said Drennan Tract and being the apparent southwest corner of said Eldridge 1st Tract. (Drennan deed call S06-06-54W 215.04'). From which a 4 ½" dia. pipe fence corner post, bears S20-12-08W 1.00'.

THENCE South 77 deg. 04 min. 22 sec. East along the occupied or fenced south line of said Eldridge 1st Tract and the easterly north line of said Drennan Tract 1, a distance of 354.84 feet (Drennan deed call S77-53-10E 354.52') to the **PLACE OF BEGINNING and containing 2.167 acres of land.**

All iron pins set are 5/8" in diameter with orange plastic caps stamped RPLS 4327. All bearings shown are based on Geodetic (True) North and were derived from GPS observations made during this survey.

I, Mark A. Haines, Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that the property legally described herein and on attached plat is a true, correct and accurate representation of the property legally described, there being no encroachments, conflicts or protrusions except as shown and the tract of land described is shown to be in Zone X, according to FEMA Panel 480768 – 0225 - F, dated February 17, 2010.

Surveyed on the ground February 12, 2020.

Mark A. Haines, Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
MARK A. HAINES
4327
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF CORYELL
The above and foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records of Coryell County, Texas. Thereby certify, on

APR 29 2022

Jennifer Deuton
County Clerk
Coryell County, Texas

(2)

FILED AT 4:15 O'CLOCK P M

APR 29 2022

COUNTY CLERK, CORYELL CO., TEXAS

351790