

23-01286  
209 HOSKINS AVENUE, LUFKIN, TX 75901

FILED  
AT 1:46 O'CLOCK P M  
APR 27 2023

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

By CO

Property: The Property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, AND BEING LOT NO. SIX (6), BLOCK NO. ONE (1), OF THE C.C. VINSON ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET B, SLIDE 20-A, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

Security Instrument: Deed of Trust dated August 18, 2022 and recorded on August 22, 2022 at Instrument Number 2022-425306 in the real property records of ANGELINA County, Texas, which contains a power of sale.

Sale Information: June 6, 2023, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Courthouse Annex, located at 606 East Lufkin Ave., Lufkin, Texas in the hall outside of the Commissioner's Courtroom adjacent to the atrium, or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by BRANDON WINDHAM secures the repayment of a Note dated August 18, 2022 in the amount of \$97,295.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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**



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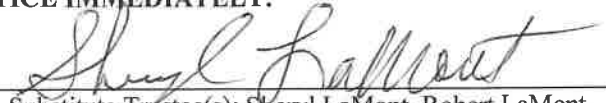
ServiceLink

**FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

*Kirk Schwartz*

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De Cubas, Lewis & Schwartz, P.C.  
Kirk Schwartz, Attorney at Law  
1999 N University Drive, Suite 204  
Coral Springs, FL 33071



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Substitute Trustee(s): Sheryl LaMont, Robert LaMont,  
Ronnie Hubbard, Sharon St. Pierre, Allan Johnston,  
Kathleen Adkins, Evan Press, Reid Ruple, Harriett  
Fletcher, Michael Kolak and Auction.com employees  
included but not limited to those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.  
1999 N University Drive, Suite 204  
Coral Springs, FL 33071

Certificate of Posting

I, Sheryl La Mont, declare under penalty of perjury that on the 27th. day of April, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ANGELINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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Sheryl La Mont, April 27, 2023