

26-01280  
1107 CYPRESS ST, DIBOLL, TX 75941

FILED  
AT 10:47 O'CLOCK A.M.

JUN 04 2026

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

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

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. TWENTY-SIX (26), BLOCK NO. TWO (2), JACKSON ADDITION TO THE CITY OF DIBOLL, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 124-B, 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 June 6, 2023 and recorded on June 7, 2023 at Instrument Number 2023-434842 in the real property records of ANGELINA County, Texas, which contains a power of sale.

Sale Information: August 4, 2026, at 1:00 PM, or not later than three hours thereafter, at the Angelina County Commissioner's Court and Annex located at 211 East Shepherd Avenue, Lufkin, TX 75901; the front steps of the entrance to the  
Angelina County Commissioner's Court and Annex as the alternate place whenever the sale falls on a date when the Commissioner's Court and Annex is closed. 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 MYLES DEDRIC MCGRUDER AND KAITLYN JOSEPHINE MCGRUDER secures the repayment of a Note dated June 6, 2023 in the amount of \$152,000.00. 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 mortgage. 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.**



4876514

Service Link

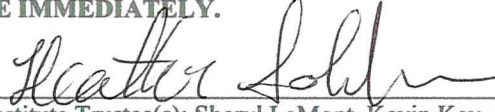
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law  
Texas Bar No. 24145898  
[txsalesteam@decubaslewis.com](mailto:txsalesteam@decubaslewis.com)  
De Cubas & Lewis, P.C.

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

Phone: (954) 453-0365  
Fax: (469) 518-4972



Substitute Trustee(s): ~~Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Sharon St. Pierre, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Crystal Koza, Auction.com LLC, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Agency Sales and Posting LLC~~

c/o De Cubas & Lewis, P.C.  
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

Certificate of Posting

I, Heather Golden, declare under penalty of perjury that on the 4th day of June, 2026, 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).