

25-02688
236 SPRING BRANCH ST, LUFKIN, TX 75904

FILED
AT 4:08 O'CLOCK P.M.

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

JUL 17 2025

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

By 

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated May 13, 2022 and recorded on May 19, 2022 at Instrument Number 2022-00421720 in the real property records of ANGELINA County, Texas, which contains a power of sale.

Sale Information: October 7, 2025, 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 Commissioner's 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 TERRANCE J WASHINGTON secures the repayment of a Note dated May 13, 2022 in the amount of \$204,232.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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 FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

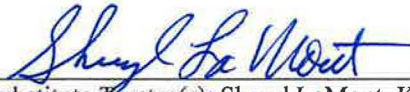


4848201

ServiceLink

Mary Company

De Cubas & Lewis, P.C.
Mary Company , Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): Sheryl LaMont, Kevin Key, Jay
Jacobs, Christine Wheeless, 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, ServiceLink ASAP

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 17th. day of
July, 2025, 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).

Exhibit A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the V. MICHELLI SURVEY, ABSTRACT NO. 29 and being a part or portion of Lots 22 and 23 of Block 11 of IDLEWOOD SUBDIVISION as recorded in Cabinet A on Slides 137-B and 138-A of the Map or Plat Records of Angelina County, Texas, and being a part or portion of that certain tract conveyed to Vernon L. Neely in the document recorded in Volume 1087 on Page 718 of the Real Property Records of Angelina County, Texas, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2" iron pipe found for the North corner of the aforesaid referred to Neely tract on the Southwest Right-of-Way line of Spring Branch Drive and the Northeast boundary line of the aforesaid referred to Block 11;

THENCE, along the said ROW line and the Northeast boundary line of the said Neely tract and the said Block 11, S 45° 03' 00" E at 103.59 feet a 1/2" iron pipe found for the East corner;

THENCE, along the Southeast boundary line of the said Neely tract, S 43° 45' 43" W at 200.14 feet a 1/2" iron pipe found for the South corner of the said Neely tract;

THENCE, along the Southwest boundary line of the said Neely tract, N 45° 05' 11" W at 107.85 feet a 1/2" iron pin found for the West corner of the said Neely tract;

THENCE, along the Northwest boundary line of the said Neely tract, N 44° 58' 58" E at 200.16 feet the POINT AND PLACE OF BEGINNING and containing 0.486 acres of land, more or less.

The bearing basis for this tract is taken from the Northeast boundary line of the said Neely tract and the said Block 11.