

26-00102
227 MARIONS FERRY RD, HUNTINGTON, TX 75949

FILED
AT 11:39 O'CLOCK A.M.

AUG 27 2026

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

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By *[Signature]*

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated September 5, 2024 and recorded on September 9, 2024 at Instrument Number 2024-449820 in the real property records of ANGELINA County, Texas, which contains a power of sale.

Sale Information: October 6, 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 HOMER JAKE O NEAL secures the repayment of a Note dated September 5, 2024 in the amount of \$198,336.00. 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 FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



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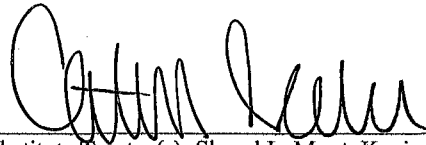
SL

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law
Texas Bar No. 24145898
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||Catherine Geddie, Harriett Fletcher, Sharon St.
Pierre, Jabria Foy, Heather Golden, Kara Riley,
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, Catherine Geddie, declare under penalty of perjury that on the 27 day of August, 2020, 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 HOUSTON MCCLURE SURVEY, ABSTRACT NO. 455, AND BEING ALL OF THAT CERTAIN 2.454 ACRE TRACT-EXHIBIT "A" DESCRIBED IN A DEED CONVEYED FROM BARBARA HELEN METTLEN TO ROCKY GUEVARA DATED NOVEMBER 6, 2012 AND RECORDED IN DOCUMENT # 2012-00298715 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON ROD FOUND (BENT), ON THE WEST RIGHT-OF-WAY LINE OF FM HIGHWAY NO. 1669 (AKA MARION FERRY ROAD - 100 FEET WIDE ROW), FOR THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO 2.454 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 2.07 ACRE TRACT-EXHIBIT "A" DESCRIBED IN A DEED CONVEYED FROM NITA WEEKS TO JAMES PEDEN, ET UX DATED FEBRUARY 29, 2016 AND RECORDED IN DOCUMENT # 2016-00337275 OF THE SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A FENCE CORNER POST BEARS N 34° 45' W AT 4.8 FEET;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 2.454 ACRE TRACT AND ALONG THE NORTH BOUNDARY LINE OF THE SAID 2.07 ACRE TRACT. S 66° 30' 35" W AT 283.85 FEET (CALLED S 71° 25' 47" W AT 283.83 FEET) A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID 2.454 ACRE TRACT AND NORTHWEST CORNER OF THE SAID 2.07 ACRE TRACT, ON THE EAST BOUNDARY LINE OF THAT CERTAIN 1.40 ACRE TRACT (NET) (3.40 ACRES SAVE & EXCEPT 2.0 ACRES) REFERENCED IN A DEED CONVEYED FROM RUBY HAVILL TO KENDRA WARDEN, ET AL DATED OCTOBER 10, 2018 AND RECORDED IN DOCUMENT # 2018-00372847 OF THE SAID OFFICIAL PUBLIC RECORDS AND DESCRIBED AS 3.4 ACRE TRACT-TRACT NO. FOUR IN A DEED CONVEYED FROM MADGE SIMS, ET AL TO CLYDE C. JORDAN DATED MAY 10, 1958 AND RECORDED IN VOLUME 219 ON PAGE 374 OF THE DEED RECORDS OF SAID COUNTY, FROM WHICH A FENCE CORNER POST BEARS N 69° 40' W AT 1.5 FEET;

THENCE, ALONG THE WEST BOUNDARY LINE OF THE SAID 2.454 ACRE TRACT, IN PART ALONG THE EAST BOUNDARY LINE OF THE SAID 1.40 ACRE TRACT AND IN PART ALONG THE EAST BOUNDARY LINE OF THAT CERTAIN 2.000 ACRE TRACT-TRACT TWO-EXHIBIT "A" DESCRIBED IN A DEED CONVEYED FROM RANDY S. GOUDY, ET AL TO 900 STEWART STREET, LLC DATED JANUARY 21, 2022 AND RECORDED DOCUMENT # 2022-00417221 OF THE SAID OFFICIAL PUBLIC RECORDS, N 23° 09' 06" W (CALLED N 18° 14' 03" W), AT 171.41 FEET PASS ON LINE A 3/4" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE SAID 1.40 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 2.000 ACRE TRACT (2022-00417221), AT A TOTAL DISTANCE OF 447.88 FEET (CALLED 447.74 FEET) A 1/2" IRON PIPE SET FOR THE NORTHWEST CORNER OF THE SAID 2.454 ACRE TRACT AND THE SOUTHWEST CORNER OF THE RESIDUE TRACT OF THAT CERTAIN 2.000 ACRE TRACT (2.000 ACRES LESS 0.50 ACRE) DESCRIBED IN A DEED CONVEYED FROM WILMA WARD TO BOBBY HALL DATED NOVEMBER 2, 1989 AND RECORDED IN VOLUME 780 ON PAGE 331 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, FROM WHICH AN AXLE FOUND, BEARS N 23° 08' 48" W AT 309.87 FEET;

THENCE ALONG THE NORTH BOUNDARY LINE OF THE SAID 2.454 ACRE TRACT, ALONG THE MOST WESTERLY SOUTH BOUNDARY LINE OF THE SAID RESIDUE TRACT OF THE SAID 2.000 ACRE TRACT (780/331) AND ALONG THE SOUTH BOUNDARY LINE OF THAT CERTAIN 0.50 ACRE TRACT-EXHIBIT "A" DESCRIBED IN A DEED CONVEYED FROM WANDA HALL TO SARA NICOLE WALLACE DATED MARCH 28, 2017 AND RECORDED IN DOCUMENT # 2017-00352370 OF THE SAID OFFICIAL PUBLIC RECORDS, CROSSING A POND, S 87° 08' 56" E (CALLED S 82° 13' 06" E), AT 156.77 FEET PASS ON LINE A

1/2" IRON ROD FOUND FOR THE MOST WESTERLY SOUTHEAST CORNER OF THE SAID RESIDUE TRACT OF THE SAID 2.000 ACRE (780/331) TRACT AND THE SOUTHWEST CORNER OF THE SAID 0.50 ACRE TRACT, AT A TOTAL DISTANCE OF 314.17 FEET (CALLED 313.82 FEET) A 1/2" IRON ROD FOUND, ON THE WEST ROW LINE OF THE SAID FM HIGHWAY NO. 1669, FOR THE NORTHEAST CORNER OF THE SAID 2.454 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 0.50 ACRE TRACT, FROM WHICH A TELEPHONE JUNCTION BOX BEARS N 04° 21' W AT 2.9 FEET;

THENCE, ALONG THE EAST BOUNDARY LINE OF THE SAID 2.454 ACRE TRACT AND ALONG THE WEST ROW LINE OF THE SAID FM HIGHWAY NO. 1669, S 23° 25' 36" E, AT 79.37 FEET PASS ON LINE A CONCRETE ROW MONUMENT FOUND (BROKEN), AT A TOTAL DISTANCE OF 308.47 FEET (CALLED S 18° 34' 13" E AT 308.43 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 2.457 ACRES OF LAND, MORE OR LESS.