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

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

BEING LOT TWO HUNDRED THIRTEEN (213), LOT TWO HUNDRED FOURTEEN (214), LOT TWO HUNDRED FIFTEEN (215) AND LOT TWO HUNDRED SIXTEEN (216), LOT TWO HUNDRED SEVENTEEN (217) OF TIMBER BAY SUBDIVISION, TRINITY COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 265 IN THE PLAT RECORDS OF TRINITY COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 17, 2017 and recorded on December 14, 2017 at Instrument Number 174594 in the real property records of TRINITY County, Texas, which contains a power of sale.

Sale Information: May 6, 2025, at 1:00 PM, or not later than three hours thereafter, at the center steps of the Trinity County Courthouse, 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 THOMAS WATERMAN secures the repayment of a Note dated October 17, 2017 in the amount of \$167,769.00. 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.**



4837261

*Mary Company*

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

*Sharon Pierre*

Substitute Trustee(s): Sharon St. Pierre, Ronnie  
Hubbard, Allan Johnston, Sheryl LaMont, Robert  
LaMont, Evan Press, Amy Oian, Kathleen Adkins,  
Michael Kolak||Harriett Fletcher, Sheryl LaMont,  
Sharon St. Pierre, auction.com

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

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 10<sup>th</sup> day of  
March, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the  
requirements of TRINITY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

at 1:05 FILED 9 o'clock P M  
MAR 10 2025  
SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS  
By [Signature] Deputy