

26-03568  
4519 HRONAS DR, KATY, TX 77449

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

Property

The Property to be sold is described as follows

LOT 27, BLOCK 1, OF WESTFIELD RANCH SEC FIVE (5), A  
SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP  
OR PLAT THEREOF RECORDED UNDER FILM CODE NO 690594 OF  
THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS

Security Instrument

Deed of Trust dated August 30, 2023 and recorded on August 31, 2023 at Instrument  
Number RP-2023-334532 in the real property records of HARRIS County, Texas, which  
contains a power of sale

Sale Information

November 3, 2026, at 10 00 AM, or not later than three hours thereafter, at THE BAYOU  
CITY EVENT CENTER, MAGNOLIA SOUTH BALLROOM, LOCATED AT 9401  
KNIGHT RD, HOUSTON, TX 77045 OR AS DESIGNATED BY THE COUNTY  
COMMISSIONER'S OFFICE 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 LAWRENCE MACAULAY AND TOYIN ELIZABETH  
MACAULAY secures the repayment of a Note dated August 30, 2023 in the amount of  
\$490,848.00 LAKEVIEW LOAN SERVICING LLC, whose address is c/o M&T Bank,  
One Fountain Plaza - 6th Floor, Buffalo, NY 14203, is the current mortgagee of the Deed  
of Trust and Note and M&T Bank 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.**



4885703

/s/ Justin Ritchie

Justin Ritchie, Attorney at Law  
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De Cubas & Lewis, P C

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

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Fax (469) 518-4972



Substitute Trustee(s) Jeff Leva, Sandy Dasigenis,  
Patricia Poston, Megan L Randle, Ebbie Murphy,  
Steve Leva, 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, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARRIS County, Texas and Texas Property Code sections 51 002(b)(1) and 51 002(b)(2)