

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

AUG 09 2022

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY
DEP

STATE OF TEXAS §
 §
COUNTY OF VAN ZANDT §

KNOW ALL BY THESE PRESENTS:

DATE: 08/09/2022

NOTE: Promissory Note(s) described as follows:

Date: March 13, 2022
Maker: Valerie J. White, Joshua H. Nowack, Ginger L. Malkuch
Payee: Lilac Lane Property Solutions, LLC
Original Principal Amount: \$101,900.00

DEED OF TRUST: Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: March 13, 2022
Grantor: Valerie J. White, Joshua H. Nowack, Ginger L. Malkuch
Trustee: Trevor Strobel, Jennifer Boese, David Alexander or Marilusa Sampaio
Beneficiary: Lilac Lane Property Solutions, LLC
Recorded: Deed of Trust recorded under Instrument #2022-004201 in the Real Property Records of Van Zandt County, Texas

LENDER: Lilac Lane Property Solutions, LLC

BORROWER: Valerie J. White, Joshua H. Nowack, Ginger L. Malkuch

PROPERTY: The real property described as follows: OR The real property described in the attached Exhibit "A".

And being the same certain lot, tract or parcel of land conveyed, set out and described in deed dated April 26, 2004 and filed of record in Document 00008226, Volume 1953, Page 96, Deed Records (Official Public Records) of Van Zandt County, Texas, reference to which is here made for all purposes.

Also Known As, 219 E Hill St, Grand Saline, TX 75140
And 215 E Hill St Grand Saline, TX 75140

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

TRUSTEE(S): Trevor Strobel, Jennifer Boese, David Alexander or Marilusa Sampaio.

Trustee's Mailing Address:

P.O. Box 860621
Plano, TX 75086-0621

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

September 6, 2022, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The courthouse steps of Van Zandt County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Van Zandt County, Texas, in instrument(s) recorded in the Official Public Records of Van Zandt County, Texas.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EFFECTIVE as of the date first written above, regardless of signature or acknowledgement date.

TRUSTEE:

Trevor Strobel Trustee

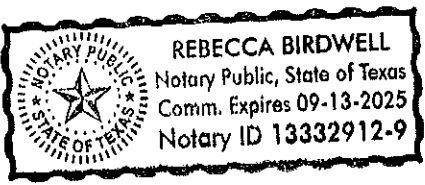
TREVOR STROBEL

STATE OF TEXAS

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COUNTY OF Collin

This instrument was acknowledged before me on this the 9th day of August, 2022, by TREVOR STROBEL.



RBirdwell

Notary Public in and for the State of Texas

After recording, please return original to:

Trevor Strobel
P.O. Box 860621
Plano, TX 75086-0621