

FILED FOR RECORD

JAN 12 2024

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF VAN ZANDT       §

**KNOW ALL BY THESE PRESENTS:**

**DATE:** 01/12/2024

**NOTE:** Promissory Note(s) described as follows:

Date: June 9, 2023  
Maker: Coby D. Carr and Jessica L. Carr  
Original Payee: Lilac Lane Property Solutions LLC  
Payee assigned to: Lilac Lane Properties LLC  
Original Principal Amount: \$79,900.00

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

Date: June 9, 2023  
Grantor: Coby D. Carr and Jessica L. Carr  
Original Trustee: James L. Williams, Jr., Attorney at Law  
Original Beneficiary: E Hill Trust, Trevor Strobel, Trustee  
Recorded: Deed of Trust recorded under Instrument #2023-010063 in the Real Property Records of Van Zandt County, Texas  
Beneficiary assigned to: Lilac Lane Properties LLC recorded in the Real Property Records of Van Zandt County, Texas.

**LENDER:** Lilac Lane Properties LLC, a Texas Limited Liability Company

**BORROWER:** Coby D. Carr and Jessica L. Carr

**PROPERTY:** The real property described in the attached Exhibit "A," 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.

**SUBSTITUTE TRUSTEE(S):** Sherri Gallant, Trevor Strobel, Malinda Wilson, Jennifer Gibson, David Wilson, Brittini Bourbeau, and Jared Wilson.

Substitute Trustee's Mailing Address:

P.O. Box 860621  
Plano, TX 75086

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

February 6, 2024, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE 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 Substitute 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 Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute 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. Substitute 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.

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

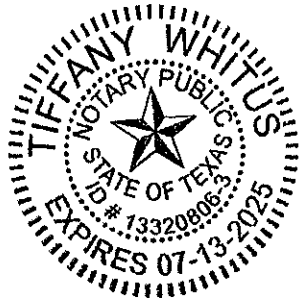
**SUBSTITUTE TRUSTEE:**

*Trevor Strobel* Trustee

Trevor Strobel

STATE OF TEXAS §  
COUNTY OF Van Zandt §  
§

This instrument was acknowledged before me on this the 12th day of January, 2024, by Trevor Strobel.



*Tiffany Whitus*  
Notary Public in and for the State of Texas

**Exhibit A**

All that certain lot, tract or parcel of land, being Part of Lot 4 and 5, (South Side), of Block 31 of the Richardson's Second Addition, Van Zandt County, Texas, according to the plat recorded in the Plat Records of Van Zandt County, Texas.

Also Known As: 219 E Hill St, Grand Saline, TX 75140 and 215 E Hill St Grand Saline, TX 75140.