

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS                   §  
  §     **KNOW ALL BY THESE PRESENTS:**  
COUNTY OF BURNET           §

**DATE:** 04/08/2024

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

Date: May 20, 2023  
Maker: Luis Alfredo Oyuela Bardales and Jessica Coraima Hernandez  
Original Payee: Lilac Lane Property Solutions, LLC  
Payee assigned to: Lilac Lane Properties, LLC  
Original Principal Amount: \$162,800

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

Date: May 20, 2023  
Grantor: Luis Alfredo Oyuela Bardales and Jessica Coraima Hernandez  
Trustees: Trevor Strobel, Jennifer Boese, David Alexander or Marilusa Sampaio  
Beneficiary: SD City of Burnet Mesquite Lane 107 Trust dated July 8, 2022, Trevor Strobel, Trustee  
Recorded: Deed of Trust recorded under Instrument #202306009 in the Real Property Records of Burnet County, Texas

**LENDER:** Assigned to Lilac Lane Properties, LLC

**BORROWER:** Luis Alfredo Oyuela Bardales and Jessica Coraima Hernandez

**PROPERTY:** The real property described as follows:

THE SURFACE RIGHTS ONLY TO LOT NO. ONE HUNDRED THIRTY-SIX (136), DEER SPRINGS RANCHETTES, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 4, PAGES 43A AND 43B, PLAT RECORDS OF BURNET COUNTY, TEXAS.

Also known as 107 Mesquite Ln, Burnet, TX 78611

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 2517  
Burleson, TX 76097

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

May 6, 2025, 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 Burnet County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Burnet County, Texas, in instrument(s) recorded in the Official Public Records of Burnet 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

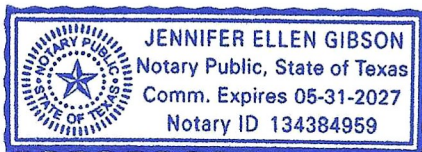
STATE OF TEXAS

COUNTY OF

tarrant

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This instrument was acknowledged before me on this the 9th day of April, 2025, by Trevor Strobel.



Notary Public in and for the State of Texas

After recording, please return original to:

Trevor Strobel  
P.O. Box 2517  
Burleson, TX 76097