

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: November 12, 2024

Trustee: Lori Corpier, 409 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC—Series 216

Note: Real Estate Lien Note dated April 14, 2023, executed Walter Escobar Pena & Jessenia S. Cassio made payable to WJR Properties, LLC—Series 216

Deed of Trust:

Date: April 14, 2023

Grantor: Walter Escobar Pena & Jessenia S. Cassio

Lender: WJR Properties, LLC—Series 216

Recording information: Instrument No. 20232054, Official Property Records, Titus County, Texas.

Property (including improvements): A 0.506-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. BALL SURVEY, ABSTRACT NO. 45 TITUS COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO J.W. BOYD, AND RECORDED IN VOLUME 199, PAGE 185, OF THE DEED RECORDS, TITUS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at a 4-inch fence post found in the west line of CR 4950, same being the occupied southeast corner of the Roy Turner tract of land set out in Clerk File No. 3179 and the northeast corner hereof:

Thence South (bearing basis) along the west line of CR 4950 a distance of 105 feet to a 1/2-inch iron rod set for the southeast corner hereof;

Thence along the south and west lines of the herein described tract the following (2) two course and distances:

- 1) West a distance of 210 feet to a 1/2-inch iron rod set for the southwest corner hereof;**
- 2) North a distance of 105 feet to a 1/2-inch iron rod set for the northwest corner hereof;**

Thence East along the south line of said Roy Turner tract a distance of 210 feet to the Point of Beginning, having an area of 0.506-acres.

FILED FOR RECORD

2024 NOV 12 A 9:06

COUNTY CLERK TITUS CO TX

BY  DEPUTY

Date of Sale: December 3, 2024

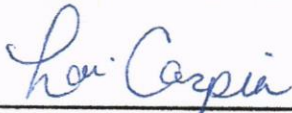
Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Titus County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Titus County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed Lori Corpier as Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Lori Corpier, Trustee