

AT 12:25 O'CLOCK P M

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

NOV 16 2021

Date: November 16, 2021

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

Lender: WJR Properties, LLC—Series 128

Note: Real Estate Lien Note dated June 28, 2019, executed by William Auxier and made payable to WJR Properties, LLC—Series 128

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY *[Signature]* DEPUTY

Deed of Trust:

Date: June 28, 2019

Grantor: William Auxier

Lender: WJR Properties, LLC—Series 128

Recording information: Vol. 2034, Pg. 195, Official Property Records, Panola County, Texas.

Property (including improvements): Being 1.294 acres of land situated in the Samuel Duncan Survey, A-158, Panola County, Texas, and being a part of a tract of land described in deed from Helen Rider to Theodore Frank Chadwick, recorded in Vol. 1261, Pg. 6, of the Official Public Records, Panola County, Texas (OPRPCT), together with part of a tract of land (called 7.589 acres) described in deed from John D. Lopez, II, and wife, Lois E. Lopez, to T.F. Chadwick and wife, Sarah Chadwick, recorded in Vol. 749, Pg. 787, of the Deed Records, Panola County, Texas (DRPCT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rebar found in the southwest right-of-way (ROW) line of State Highway 149 (SH 149) for the northernmost NE Corner of the Marvin Gene Wall 41.396 acres tract (Deed Reference: Vol. 728, Pg. 1, DRPCT), same being the northernmost corner of the said 7.589 acres tract and the northernmost corner of this tract;

THENCE: S 55 deg 23' 32" E, with and along the said ROW line, 386.69 feet, to a 3/8" steel rebar set in the north line of the above referenced Theodore Frank Chadwick tract for the easternmost corner of this tract;

THENCE: S 35 deg 46' 38" W, 173.13 feet, to a 3/8" steel rebar set for the southernmost corner of this tract;

THENCE: N 55 deg 23' 32" W, 203.17 feet, to a 1/2" steel rebar found for an interior ell corner of said 7.589 acres tract and an exterior ell corner of the said 41.936 acres tract, and being N 48 deg 48' 00" E (which bearing is the basis of orientation for this description per said Vol. 749, Pg. 767), 644.32 feet, from a 1/2" steel rebar found in the southeast line of the 41.396 acres tract for the westernmost corner of the 7.589 acres tract;

THENCE: N 22 deg 19' 21" W, with and along the east line of the said 41.936 acres tract, 227.50 feet, to a 1/2" steel rebar found for an interior ell corner of same;

THENCE: N 46 deg 52' 36" E, with and along an east line of the said 41.936 acres tract, 50.10 feet, to the POINT OF BEGINNING and containing 1.294 acres of land.

Date of Sale: December 7, 2021

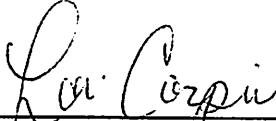
Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Panola 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 Panola 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

EXHIBIT "A"
Property Description

All that certain tract or parcel of land lying and being situated about 13.5 miles northeast of the City of Nacogdoches, Nacogdoches County, Texas on the T. S. PULLEN SURVEY, A-436, being part of a called 8.5 acre tract described as Sixth Tract in a Partition Deed to Clifford Patton, dated December 8, 1949, recorded in Volume 205, Page 358 of the Deed Records of Nacogdoches County, Texas, and being the same tract described as a 1 acre tract in a conveyance from Robert H. Holmes to Nathan Hunnicut, dated March 13, 2009, recorded in Volume 3020, Page 303 of the Official Public Records of Nacogdoches County, Texas and more particularly described as follows:

BEGINNING at a ½" iron rod set for corner on the north boundary line of the called 8.5 acre tract and on the south boundary line of a 39.790 acre tract described as Tract No. 3 in a conveyance from East Texas Baptist College of Marshall Texas to K. L. Barton and Sons Tie Co., Inc., dated July 12, 1977, recorded in Volume 419, Page 700 of the Deed Records of Nacogdoches County, Texas, said beginning corner being the northeast corner of the Hunnicut 1 acre tract and the northwest corner of a 1 acre tract described in a conveyance from Dorothy Jean Gates to Cedric Hall, dated January, 1987, recorded in Volume 654, Page 345 of the Real

Property Records of Nacogdoches County, Texas;

THENCE South 00° 08' 08" West, 381.00 feet with the east boundary line of the Hunnicut 1 acre tract and the west boundary line of the Hall 1 acre tract to a ½" iron rod set for corner in County Rd. 278, said corner being the southeast corner of the Hunnicut 1 acre tract and the southwest corner of the Hall 1 acre tract;

THENCE West, 106.72 feet (Called Northwesterly, 114 feet) with the south boundary line of the Hunnicut 1 acre tract, crossing County Rd. 278, to a ½" iron rod set for corner on the south margin of County Rd. 278, the west boundary line of the 8.5 acre tract, and the east boundary line of a tract described as Fifth Tract in the aforementioned Partition Deed to Nelson Patton, said corner being the southwest corner of the Hunnicut 1 acre tract;

THENCE North 00° 08' 08" East, with the west boundary line of the 1 acre tract, the west boundary line of the 8.5 acre tract, the east boundary line of the Nelson Patton tract, and along a old downed fence, at 22.5 feet crossing the centerline of County Rd. 278, and continuing for a total distance of 381.00 feet to a ½" iron pipe found for corner on the south boundary line of the 39.790 acre tract, said corner being the northwest corner of the Hunnicut 1 acre tract, the northwest corner of the 8.5 acre tract, and the northeast corner of the Nelson Patton tract;

THENCE East (REF), 106.72 feet (called 114 feet) with the north boundary line of the Hunnicut 1 acre tract, the north boundary line of the 8.5 acre tract, and the south boundary line of the 39.790 acre tract to the place of BEGINNING, containing 0.933 acres, more or less.