

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: March 12, 2024

FILED FOR RECORD
IN MY OFFICE
AT 11:34 O'CLOCK 11 M

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

MAR 12 2024

Lender: WJR Properties, LLC—Series 128

Note: Real Estate Lien Note dated June 28, 2019, executed by William Auxier, 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: March 2, 2024


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