

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Date: April 15, 2025

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

Lender: WJR Properties, LLC—Series 189

Note: Real Estate Lien Note dated August 21, 2023, executed by Michael L. Riley & Leslea O. Mehl and made payable to WJR Properties, LLC—Series 189

Deed of Trust:

**Date:** August 21, 2023

**Grantor:** Michael L. Riley & Leslea O. Mehl

**Lender:** WJR Properties, LLC—Series 189

**Recording information:** Document No. 252888, Official Public Records, Panola County, Texas.

**Property (including any improvements):** Being 2.311 acres of land, more or less, a part of the SAMUEL THOMPSON SURVEY, A-673, Panola County, Texas, being the land described in Deed from Gaynell Neal to WJR Properties, LLC, dated June 29, 2021, recorded in Vol. 2148, Page 609, Official Public Records, Panola County, Texas; and being more particularly described in the metes and bounds as follows, to-wit:

**BEGINNING** at a 1 1/2-inch iron pipe found for the Southwest corner of the said tract of land called 2.31 acres, same being the Southern Southeast corner of that certain tract called 83.24 acres described as "First Tract" in a deed from J. L. Vaughn, et ux, to M. H. Carnes, et ux, dated December 28, 1954, recorded in Vol. 366, Page 435 of the said Deed Records;

**THENCE** North 0° 46' 34" East with the West boundary line of the said 2.31 acre tract a distance of 412.64 feet to a 1/2-inch iron rod found for its Northwest corner;

**THENCE** South 85° 40' 59" East with the North boundary line of the said tract a distance of 239.93 feet to a point for its Northeast corner in the center of Farm-to-Market Road No. 31, from which a 1/2-inch iron rod found for a reference corner in the West Right-of-Way line of the said Farm-to-Market Road bears North 85° 40' 59" West at a distance of 41.07 feet;

**THENCE** South 2° 02' 32" East generally with the center of the said Farm-to-Market Road along the East boundary line of the said tract a distance of 396.16 feet to a point for its Southeast corner;

FILED FOR RECORD  
IN MY OFFICE  
AT 11:10 O'CLOCK A M   

APR 15 2025

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

**THENCE North 89° 41' 50" West with the South boundary line of the said tract, passing a 1/2-inch iron rod found for a reference corner in the West Right-of-Way line of the said Farm-to-Market Road at 39.56 feet, and continuing on for a total distance of 258.96 feet to the Point of Beginning, containing a total area of 2.311 acres, of which 0.383 acres are contained within the said Farm-to-Market Road Right-of-Way.**

Date of Sale: May 6, 2025

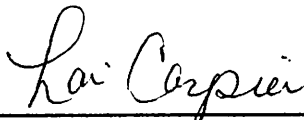
Time of Sale: 1:00 P.M.

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 a 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