

FILED FOR RECORD  
IN MY OFFICE  
11:45 A  
O'CLOCK M

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

Date: December 16, 2025

DEC 16 2025

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

Lender: WJR Properties, LLC—Series 8428 US 79

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY Lori Corpier DEPUTY

Note: Real Estate Lien Note dated March 5, 2025, executed by Ken's Roofing and Construction, LLC & Britteny M. Henry and made payable to WJR Properties, LLC—Series 8428 US 79

Deed of Trust:

**Date:** March 5, 2025

**Grantor:** Ken's Roofing and Construction, LLC & Britteny M. Henry

**Lender:** WJR Properties, LLC—Series 8428 US 79

**Recording information:** Document No. 2025-001287, Official Property Records, Panola County, Texas.

**Property (including improvements):**

**TRACT ONE:**

Being 0.955 acre of land, more or less, a part of the J. E. MYRICK SURVEY, A-444, Panola County, Texas and being the land described in Special Warranty Deed from Associates Relocation Management Company, Inc., a Colorado Corporation to Elton Ditmore dated July 9, 1999 and recorded in Volume 1067, Page 793, Official Public Records, Panola County, Texas; and described as Tract One in Deed from Raymond Shelton Ditmore to Marion Douglas Ditmore, dated August 4, 2004, recorded in Vol. 1229, Page 293, Official Public Records, Panola County, Texas; and being more fully described by metes and bounds as follows, to-wit:

**BEGINNING AT A 1/2" iron rod found for corner on the Southeast margin of U. S. Highway 79 for the Northeast Corner of the herein described tract, same being the Northwest corner of that certain 2.96 acre tract described in deed to Kenneth Ditmore, recorded in Vol. 599, Page 155 of said deed records;**

**THENCE South 0 deg. 41' 17" West, with the West line of said 2.96 acres, 246.57 ft. to a 1/2" iron rod found for corner at the SWC of said 2.96 acres, same being the Northernmost NWC of that certain 2 acre tract described in Deed to Elton Ditmore recorded in Vol. 445, Page 444 of said deed records;**

**THENCE South with the Northernmost west line of said 2 acre tract 187.09 ft. to a 1" metal strap found for corner at an inner corner of same;**

**THENCE South 88 deg. 39' 04" West, with the westernmost north line of said 2 acre tract, 105.60 ft. to a 1" metal strap found for corner at the Westernmost Northwest corner of same and being on the East line of the Maude Clo Studdard 4.75 acre tract;**

**THENCE North with the East line of said Studdard 350.16 ft. to a 1/2" iron rod set for at the Northeast corner of same and being on the Southeast margin of U. S. Highway 79, a concrete monument bears South 51 deg. 36' 52" West 558.73 ft.;**

**THENCE North 51 deg. 36' 52" East with the southeast margin of said highway, 138.46 ft. to the PLACE OF BEGINNING, containing 0.955 acres of land.**

**TRACT TWO:**

**Being all that certain tract, lot or parcel of land, more or less, a part of the J. E. MYRICK SURVEY, A-444, Panola County, Texas, and being the land described in Deed from Maude Clo Studdard, Betty Sue Prior, Wade Prior, Chester Ward Studdard, Effie Lou Studdard, Wayne Henry Studdard, and Helen Studdard to Elton Ditmore, dated November 17, 1961 and recorded in Volume 445, Page 407, Deed Records, Panola County, Texas; and being described as Tract Two in Deed from Raymond Shelton Ditmore to Marion Douglas Ditmore, dated August 4, 2004, recorded in Vol. 1229, Page 293, Official Public Records, Panola County, Texas and being more fully described by metes and bounds as follows, to-wit:**

**BEGINNING at the N. E. corner of the original tract at the N. W. corner of the J. W. Ditmore one acre lot, as described in the deed from Charles R. Lawless to J. W. Ditmore, recorded in Volume 372, Page 567, of the Deed Records of Panola County, Texas;**

**THENCE with the E. B. line of the original tract and the W. B. line of the said Ditmore one acre lot, South at 378 feet pass the S. W. corner of said one acre lot, and on at 386 feet to stake in said line, a 1" iron rod for corner;**

**THENCE N. 8 deg. 58 min. W. 343.5 feet to the South line of Highway No. 79 right-of-way, stake;**

**THENCE with said right-of-way line, N. 50 E. 70 feet to the PLACE OF BEGINNING, and containing 237/1000 of an acre of land.**

**SAVE LESS & EXCEPT OUT OF TRACT TWO: 0.004 acre of land, more or less, a part of the J. E. MYRICK SURVEY, A-444, Panola County, Texas and being the land described in Deed from Elton Ditmore and wife, Lonnie B. Ditmore to the State of Texas, dated February 17, 1964, recorded under Clerk File No. 106847, Deed Records, Panola County, Texas.**

**TRACT THREE:**

Being all that certain tract, lot or parcel of land, more or less, a part of the J. E. MYRICK SURVEY, A-444, Panola County, Texas and being the land described in Deed from J. W. Ditmore and wife, Frances Ditmore to Elton Ditmore, dated November 17, 1961, recorded in Vol. 445, Page 410, Deed Records, Panola County, Texas; and being described as Tract Three in Deed from Raymond Shelton Ditmore to Marion Douglas Ditmore, dated August 4, 2004, recorded in Vol. 1229, Page 293, Official Public Records, Panola County, Texas and being more fully described by metes and bounds as follows, to-wit:

**BEGINNING** at the S. W. corner of said one acre lot;

**THENCE** with the W. B. line of said one acre lot, North 90 feet;

**THENCE** S. 8 deg. 58 min. E. 91 feet to the S. B. line of said one acre lot, an iron rod for corner;

**THENCE** West 14 feet to the **PLACE OF BEGINNING**, and containing 630 square feet of land.

**TRACT FOUR:**

Being 2 acres of land, more or less, a part of the J.E. MYRICK SURVEY, A-444, Panola County, Texas and being the land described in the Deed Emma Hill, J. R. Hill, Aomia Hill, Ila Showalter, Ray Showalter, Lena Goldsby and Clifton Goldsby, to Elton Ditmore, dated November 17, 1961, recorded in Volume 445, Page 414, Deed Records of Panola County, Texas; and being described as Tract Four in Deed from Raymond Shelton Ditmore to Marion Douglas Ditmore, dated August 4, 2004, recorded in Vol. 1229, Page 293, Official Public Records, Panola County, Texas and being more fully described by metes and bounds as follows, to-wit:

**BEGINNING** at the North N. W. corner of said 11 acres tract, in the E. B. line of J. W. Ditmore's one acre tract, stake in fence;

**THENCE** East with the N. B. line of said 11 acres tract, 105 feet, stake;

**THENCE** South 508.8 feet, stake in pasture; **THENCE** West 210 feet to the E. B. line of the Maude Clo Studdard tract, stake in old fence;

**THENCE** N. with Studdard's line, 320 feet to the S.W. corner of the J.W. Ditmore one acre tract;

**THENCE East 105 feet to his S. E. corner;  
THENCE North 188 feet to the PLACE OF BEGINNING, and containing two (2)  
acres of land.**

Date of Sale: January 6, 2026

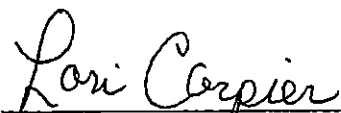
Time of Sale: 1:00 P.M.

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.**

  
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Lori Corpier, Trustee