

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

Date: January 17, 2023

Trustee: Lori Corpier, 1479 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC--Series 199, a separate series of WJR Properties, LLC, a Texas series limited liability company

Note: Real Estate Lien Note dated September 29, 2022, executed by Fredy Ramirez Mayorga & Elizabeth Guadalupe Moya, made payable to WJR Properties, LLC--Series 15, a separate series of WJR Properties, LLC, a Texas series limited liability company.

Deed of Trust:

Date: September 29, 2022

Grantor: Fredy Ramirez Mayorga & Elizabeth Guadalupe Moya

Lender: WJR Properties, LLC--Series 199, a separate series of WJR Properties, LLC, a Texas series limited liability company

Recording information: Instrument No. 2022005734, Official Property Records, Cass County, Texas.

Property (including improvements): **All that certain property located in Cass County, Texas, being more particularly described in Exhibit "A", fully incorporated herein.**

Date of Sale: February 7, 2023

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Cass 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 Cass 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, Note Holder has instructed the 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.

WARRANTY DEPARTMENT  
CASS COUNTY CLERK

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2023 JAN 17 AM 11:16

FILED FOR RECORD

*Lori Corpien*

Lori Corpien, Trustee

**EXHIBIT "A"**

**TRACT ONE:**

**ALL THAT CERTAIN 0.473 ACRE TRACT OF LAND IN THE JESSE WALLING SURVEY, ABSTRACT 1068, IN CASS COUNTY, TEXAS, BEING SEVERED OFF A 3.0 ACRE TRACT OF LAND DESCRIBED IN VOLUME 510, PAGE 603 OF THE DEED RECORDS OF CASS COUNTY, TEXAS. SAID 0.473 ACRE TRACT OF LAND BEING FURTHER DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 3/8" IRON ROD IN THE SOUTH LINE OF COUNTY ROAD NO. 2330 AND THE NORTH LINE OF ORIGINAL 3.0 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID 0.473 ACRE TRACT. ROD LYING N 89° 19' W, 151.16 FT. FROM THE NORTHEAST CORNER OF ORIGINAL 3.0 ACRE TRACT. ROD ALSO LYING N 89° 19' W, 848.12 FT. FROM THE NORTHEAST CORNER OF THE ORIGINAL LUCILLE HENDERSON 53.0 ACRE TRACT;**

**THENCE S 00° 41' W, 296.0 FT. TO A 3/8" IRON ROD FOR THE SOUTHEAST CORNER;**

**THENCE N 89° 19' W, 69.58 FT. TO A 3/8" IRON ROD FOR THE SOUTHWEST CORNER;**

**THENCE N 00° 41' E, 296.0 FT. TO A 3/8" IRON IN THE SOUTH LINE OF COUNTY ROAD NO. 2330 FOR THE NORTHWEST CORNER;**

**THENCE S 89° 19' E, 69.58 FT. TO THE PLACE OF BEGINNING, CONTAINING 0.473 ACRE OF LAND.**

**TRACT TWO:**

**ALL THAT CERTAIN 0.50 ACRE TRACT OF LAND IN THE JESSE WALLING SURVEY, ABSTRACT 1068, IN CASS COUNTY, TEXAS, AND BEING THE EAST HALF OF A CERTAIN 1.5 ACRE TRACT DESCRIBED IN AW ARRANTY DEED FROM WILLIAM F. BELL ET UX TO LEON TALTON ET UX, AND RECORDED IN VOLUME 554, PAGE 503 OF THE CASS COUNTY DEED RECORDS. SAID 0.50 ACRE TRACT BEING FURTHER DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 3/8" IRON ROD IN THE SOUTH LINE OF COUNTY ROAD NO. 2330 AND THE NORTH LINE OF ORIGINAL 3.0 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID 0.50 ACRE TRACT. ROD LYINGS 89° 19' E, 147.16**

**FT. FROM THE NORTHWEST CORNER OF ORIGINAL 3.0 ACRE TRACT. ROD ALSO LYING N 89° 19' W, 991.28 FT. FROM THE NORTHEAST CORNER OF THE ORIGINAL LUCILLE HENDERSON 53.0 ACRE TRACT;**

**THENCE S 89° 19' E, 73.58 FT. TO A 3/8" IRON ROD FOR THE NORTHEAST CORNER OF SAID 0.50 ACRE TRACT,**

**THENCE S 00° 41' W, 296.0 FT. TO A 3/8" IRON ROD FOR THE SOUTHEAST CORNER;**

**THENCE N 89° 19' W, 73.58 FT. TO A 3/8" IRON ROD FOR THE SOUTHWEST CORNER;**

**THENCE N 00° 41' E, 296.0 FT. TO THE PLACE OF BEGINNING, CONTAINING 0.50 ACRE OF LAND.**