

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: October 15, 2024

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

Lender: WJR Properties, LLC—Series 199

Note: Real Estate Lien Note dated February 23, 2023, executed by Buffy S. McKellar and made payable to WJR Properties, LLC—Series 199

Deed of Trust:

Date: February 23, 2023

Grantor: Buffy S. McKellar

Lender: WJR Properties, LLC—Series 199

Recording information: Instrument No. 2023001360, Official Public Records, Cass County, Texas.

Property (including improvements):

FILED FOR RECORD
2024 OCT 15 AM 10:06
AMY L. VARNELL
CASS COUNTY CLERK

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 A WARRANTY 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.**

Date of Sale: November 5, 2024

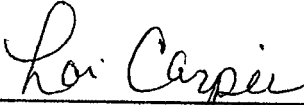
Time of Sale: 1:00 P.M.

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 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