

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 15, 2025

Substitute Trustee: Daniel Connelly, Lori Corpier or Cain Trujillo, 409 W. Loop 281 #102, Longview, TX 75605

Lender: WJR Properties, LLC—Series 172

Note: Real Estate Lien Note dated August 1, 2024, executed by Sandra E. Gonzalez and made payable to WJR Properties, LLC—Series 172

Deed of Trust:

Date: August 1, 2024

Grantor: Sandra E. Gonzalez

Lender: WJR Properties, LLC—Series 172

Recording information: Instrument No. 2024004764, Official Public Records, Cass County, Texas.

Property (including improvements): All of that certain 2.0 Acre tract of land in the Curtis Jurnigan Survey, A-568 in Cass Co., TX. Being a part of the residue of that 50 Acre tract of land conveyed to R. E. Cromer by Warranty Deed w/Vendor's Lien recorded in Vol. 517, Pgs. 19 & 20, of the Deed Records of Cass Co., TX; said 2.0 Acre tract is more particularly described by metes and bounds as follows:

Beginning at a 1" Iron Pipe fence corner post found in the East line of Tract 2, a 10.45 Acre tract conveyed to Randy Burns by Warranty Deed recorded in Instr #39807, the Southwest corner of this described tract;

THENCE: N 12°59'27" E (Basis of Bearing GPS (True North), 213.16' along a fence and line to a point in the center of Co. Rd. #1759, in the South line of Tract 3, a 16.44 Acre tract conveyed to Randy Burns by said Deed, for the Northeast corner of said Tract 2, the Northwest corner of said residue and of this described tract, from which a 1½" flat Iron Bar bears S 12°59'27" W, 19.74';

THENCE: With said center the following courses: S 77°52'18" E, 178.21'; S 84°39'33" E, 53.42' to a found ½" Rebar; S 88°18'47" E, 38.72' and N 85°57'26" E, 79.41' to a point for the Northeast corner of said residue, the Northwest corner of the residue of a 50 Acre tract conveyed to Raymond Cromer by Warranty Deed recorded in Vol. 561, Pg. 602, the Northeast corner of this described tract, from which a ½" Rebar w/Cap set for reference bears S 00°00'31" E, 22.47';

THENCE: S 00°00'31" E, 266.90' along a line to a ½" Rebar w/Cap set for the Southeast corner of this described tract;

THENCE: N 76°07'28" W, at 201.9' pass a fence corner post, continuing a total distance of 405.13' along a line and fence to the Point of Beginning, containing 2.0 Acres of land, more or less.

FILED FOR RECORD
2025 JUL 15 PM 2:08
AMY L. VARNELL
CASS COUNTY CLERK

Date of Sale: August 5, 2025

Time of Sale: 10:00 A.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 Substitute Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute 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.


Daniel Connelly, Lori Corpier or Cain Trujillo,
Substitute Trustee