

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

Date: January 13, 2026

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

Lender: WJR Properties, LLC—Series 59 CR 1795

Note: Real Estate Lien Note dated May 20, 2025, executed by Labrishia M. Armington and made payable to WJR Properties, LLC—Series 59 CR 1795

Deed of Trust:

**Date:** May 20, 2025

**Grantor:** Labrishia M. Armington

**Lender:** WJR Properties, LLC—Series 59 CR 1795

**Recording information:** Instrument No. 2025003475, Official Property Records, Cass County, Texas.

**Property (including improvements):** All that certain 2.0 acre tract or parcel of land situated in the M. Dillard Survey, Abstract 276, Cass County, Texas, said tract being a part of a 27 1/2 acre tract conveyed by Willie Love, et al to Wilburn Love by deed dated 4/5/34 and filed for record at Volume Q-6, Page 273, Deed Records, Cass County, Texas, and being more particularly described as follows:

**Beginning at 1/2" iron rod set in ground for the Southwest corner of the said 27 1/2 acre tract;**

**Thence: North with the West line of said 27 1/2 acre tract a distance of 250 feet to a 1/2" Iron rod set in the ground;**

**Thence: North 85° 14' East a distance of 351 feet to a 1/2" Iron rod set in the ground;**

**Thence: 250 feet to a 1/2" Iron rod set in the ground on the North side of a public road;**

**Thence: 85° 14' West along the North side of said public road 351 feet to the Place of Beginning and containing 2.0 acres of land, more or less.**

**Date of Sale: February 3, 2026**

**Time of Sale: 10:00 A.M.**

**Place of Sale: At the area designated at the Cass County, Texas, courthouse by the**

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AMY L. VARELLA  
CASS COUNTY CLERK  
FILED FOR RECORD

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.**

  
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Lori Corpier, Trustee