

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: June 10, 2025

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

Lender: WJR Properties, LLC—Series 169

Note: Real Estate Lien Note dated January 14, 2022, executed by Karina V.B. Dominguez Puente & Jorge Cruz Olivo and made payable to WJR Properties, LLC—Series 169

Deed of Trust:

Date: January 14, 2022

Grantor: Karina V.B. Dominguez Puente & Jorge Cruz Olivo

Lender: WJR Properties, LLC—Series 169

Recording information: Document No. 2022000839, Official Property Records, Cass County, Texas.

Property (including any improvements):

BEING A 1.14 ACRE TRACT OF LAND LOCATED IN THE J.M. WATSON SURVEY, A-1074, AND BEING SITUATED APPROXIMATELY S 63°00' E A DISTANCE OF 8 MILES FROM THE CITY OF LINDEN, CASS COUNTY, TEXAS, SAID 1.14 ACRE TRACT OF LAND BEING A PORTION OF A 9 ACRES TRACT OF LAND DESCRIBED AS TRACT NO 2 IN A WARRANTY DEED FROM O.O. WHATLEY TO JERRY D. WHATLEY, DATED DECEMBER 7, 1970, AND DULY RECORDED JN VOLUME 528, PAGE 333 OF THE DEED RECORDS OF CASS COUNTY, TEXAS. SAID 1.14 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF THE SAID 9 ACRES TRACT OF LAND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND SAID IRON PIN BEING S 51°30' E A DISTANCE OF 1,202.0 FEET FROM THE NORTHWEST CORNER OF THE SAID J.M. WATSON SURVEY

THENCE EAST, ALONG AND WITH THE NORTH LINE OF THE SAID 9 ACRES TRACT OF LAND A DISTANCE OF 336.0 FEET TO AN IRON PIN FOR THE NORTHEAST CORNER. OF THE TRACT OF LAND

THENCE S 14°52' W A DISTANCE OF 220.0 FEET TO AN IRON PIN FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND

THENCE N 68°03' W A DISTANCE OF 301.39 FEET TO AN IRON PIN SET IN THE WEST LINE OF THE SAID 9 ACRES TRACT OF LAND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND

THENCE NORTH, ALONG AND WITH THE WEST LINE OF THE SAID 9 ACRES TRACT OF LAND A DISTANCE OF 100.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.14 ACRE OF LAND, MORE OR LESS.

Date of Sale: July 1, 2025

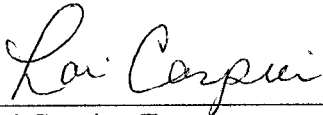
Time of Sale: 10:00 A.M.

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 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