

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

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.

**DEED OF TRUST INFORMATION:**

**Date:** 01/23/2009  
**Grantor(s):** WESLEY R SHERIFF, AN UNMARRIED PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CENTURY 21 (R) MORTGAGE (SM), ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$106,600.00  
**Recording Information:** Book 4103 Page 277 Instrument 9001721  
**Property County:** Harrison  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 332 FOREST HILLS DRIVE, HALLSVILLE, TX 75650

FILED FOR RECORD  
24 MAY 30 AM 9:53  
CLIP ADITH JAMES  
DEPUTY

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust  
**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Current Beneficiary:** US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust  
**Mortgage Servicer Address:** 75 Beattie Place, Suite 300, Greenville, SC 29601

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of July, 2024  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** INSIDE THE HARRISON COUNTY COURTHOUSE, FIRST FLOOR, BETWEEN THE EASTERN FRONT DOOR OF SAID COURTHOUSE AND THE INTERIOR BULLETIN BOARD USED FOR POSTING FORECLOSURE NOTICES AND OTHER PUBLICATIONS in Harrison County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Harrison County Commissioner's Court, at the area most recently designated by the Harrison County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and  
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Terri Worley or Lisa DeLong,, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.  
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;  
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:  
1. 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.  
2. Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Terri Worley or Lisa DeLong,, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.  
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Terri Worley or Lisa DeLong, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am Robert LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on May 30, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Harrison County Clerk and caused it to be posted at the location directed by the Harrison County Commissioners Court.

By:   
Robert LaMont, May 30, 2024

Exhibit "A"

ALL CERTAIN LOT, TRACT OR PARCEL OF LAND, SITUATED IN HARRISON COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF HALLSVILLE; BEING A PART OF THE W.C. CRAWFORD SURVEY, A-146; BEING ALL OF LOT NO. FORTY-SIX (46), OF THE FOREST HILLS ADDITION, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN CABINET A, SLIDE 166, PLAT RECORDS, HARRISON COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED FOR RECORD  
2024 MAY 30 AM 9:00  
ELIZABETH JAMES  
COUNTY CLERK HARRISON CO  
BY  DEPUTY

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF HARRISON

**Deed of Trust Date:**  
March 18, 2021

**Property address:**  
389 W SCHOOL AVE  
WASKOM, TX 75692

**Grantor(s)/Mortgagor(s):**  
REGGIE GUY SHULTS JOINED HEREIN PRO  
FORMA BY MY SPOUSE, EMILY DANIELLE  
SHULTS

**LEGAL DESCRIPTION:** All that certain lot, tract or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Waskom, being 0.647 acre of land, a part of the JOEL LIPSCOMB SURVEY, A-404, and being a part of the residue of that certain called 12.365 acre tract described in deed from C. L Ray to Dennis Thompson, et ux, dated January 19, 2001 and recorded in Volume 2194, Page 85 of the Harrison County Official Public Records, said 0.647 acre being more particularly described as follows: Beginning at a 1/2" iron rod with surveyors cap for corner at an interior corner of said 12.365 acre tract, being the Northerly corner of that certain 1.591 acre tract described in deed to Louisiana Unwired, LLC, recorded in Volume 1894, Page 81 of said Public Records; Thence South 64°24'28" West, along a South line of said 12.365 acre tract, and the Northerly line of said 1.591 acre tract, 221.66 feet to a 1/2" iron rod with surveyors cap for corner, being the Northernmost Southeast corner of that certain 4.540 acre tract described in deed to New Covenant Baptist Church, recorded in Volume 3352, Page 14 of said Public Records; Thence North 8°40'42" West, along the East line of said 4.540 acre tract, 147.40 feet to a 1/2" Iron rod with surveyors cap for corner; Thence North 64°26'57" East - 123.64 feet to a 1/2" iron rod with surveyors cap for corner; Thence along a curve to the left, having a radius of 102.02 feet, an arc length of 43.39 feet, and a chord bearing and distance of North 64°36'14" East - 43.07 feet to a 1/2" iron rod with surveyors cap for corner; Thence South 42°19'41" East - 60.13 feet to a 1/2" iron rod with surveyors cap for corner; Thence South 21°59'10" East - 83.37 feet to the place of beginning and containing 0.647 acre of land. Together with a non- exclusive easement for the purposes of ingress and egress over, along and upon the following property: All that certain, lot tract or parcel of land situated in Harrison County, Texas, within the Corporate Limits of the City of Waskom, being an access easement, a part of the JOEL LIPSCOMB SURVEY, A-404, and being over and across a part of the residue of that certain called 12.365 acre tract described in deed from C. L. Ray to Dennis Thompson, et ux, dated January 19, 2001 and recorded in Volume 2194, Page 85 of the Harrison County Official Public Records, said access easement being more particularly described as follows: Beginning at a point on the Northwest line of said 12.365 acre tract, same being the Southeast margin of School Avenue, said point bears South 54°39'25" West - 224.66 feet from an 8" metal fence corner post found at the Northeast corner of said 12.365 acre tract; Thence in a Southerly direction, along a curve to the right, having a radius of 143.22 feet, an arc length of 41.86 feet, and a chord bearing and distance of South 16°59'06" East- 41.71 feet to a point at the end of said curve; Thence South 8°36'41" East - 223. 75 feet to a point; Thence in a Southerly direction, along a curve to the right, having a radius of 132.02 feet, an arc length of 138.13 feet, and a chord bearing and distance of South 21°21'43" West - 131.92 feet to a point at the end of said curve, being on the Easterly line of a 0.648 acre tract known as Lot 7 of an unrecorded subdivision of said 12.365 acre tract; Thence North 42°19'41" West, along the Easterly line of said Lot 7, 30.08 feet to a 1/2" iron rod with surveyors cap at the Northeasterly corner of said Lot 7; Thence in a Northerly direction along a curve to the left, having a radius of 102.02 feet, an arc length of 103.78 feet, and a chord bearing and distance of North 23°16'31" East - 99.36 feet to a point; Thence North 81°23'18" East - 15.12 feet to a point; Thence North 8°36'41" West - 229.56 feet to a point; Thence North 15°38'33" West- 34.01 feet to a point on the Northwest line of said 12.365 acre tract, same being the Southeast margin of said School Avenue; Thence North 54°39'24" East, along said Northwest line and said Southeast margin, 14.65 feet to the place of beginning and containing 0.174 acres of land.

**Original Mortgagee:**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS MORTGAGEE, AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**

AMERIHOME MORTGAGE COMPANY, LLC

**Date of Sale:** AUGUST 6, 2024

**Property County:** HARRISON

**Original Trustee:** ALLAN B. POLLUNSKY

**Recorded on:** March 19, 2021

**As Clerk's File No.:** 2021-000003135

**Mortgage Servicer:**

AMERIHOME MORTGAGE COMPANY, LLC

**Substitute Trustee:**

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre, Meghan Byrne, David Sims, Harriett Fletcher, Marinosci Law Group PC

**Substitute Trustee Address:**

c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED IN THIS NOTICE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Lisa DeLong, Terri Worley, Sharon St. Pierre, Meghan Byrne, David Sims, Harnett Fletcher, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Harrison County Courthouse, 200 West Houston, Marshall, TX 75670 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

AMERIHOME MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas

Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, 5/29/24

MARINOSCI LAW GROUP, PC

By:   
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Adam MURPHY, the undersigned officer, on this, the 29 day of MAY, 2024, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

ADAM MURPHY  
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618  
Our File No. 22-03888

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001



Posted by Robert LaMont, May 30, 2024.



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE** FILED FOR RECORD

Date: April 16, 2024

2024 APR 16 AM 10:31

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

STATE OF TEXAS  
COUNTY OF HARRISON  
BY ah DEPUTY

Lender: WJR Properties, LLC—Series 176

Note: Real Estate Lien Note dated July 23, 2021, executed by Diego Ramirez & Ruby Vazquez and made payable to WJR Properties, LLC—Series 176

Deed of Trust:

**Date:** July 23, 2021

**Grantor:** Diego Ramirez & Ruby Vazquez

**Lender:** WJR Properties, LLC—Series 176

**Recording information:** Instrument No. 2022-000000484, Official Public Records, Harrison County, Texas.

**Property (including any improvements):** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, BEING 2.96 ACRES OF THE WILLIAM WALKER SURVEY A-754; BEING A PART OF THAT CERTAIN 96.43 ACRE TRACT DESCRIBED IN DEED FROM B. G. PATTERSON AND WIFE, PATRINELLA H. PATTERSON, TO WILLIAM LEE FOSTER AND WIFE, PAULINE W. FOSTER DATED JUNE 10, 1975, RECORDED IN VOL 767, PAGE 212, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOR CORNER IN THE SOUTH MARGIN OF OLD U.S. HIGHWAY 80 AND IN THE NORTH LINE OF SAID 86.43 ACRE TRACT; SAID BEGINNING CORNER BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED TO LA. FUGLER AND OTHERS, RECORDED IN VOL 473, PAGE 255, SAID COUNTY DEED RECORDS, SAID BEGINNING CORNER BEING APPROXIMATELY 882 FEET EASTERLY, WITH SAID SOUTH MARGIN, FROM THE NORTHWEST CORNER OF SAID 86.43 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION WITH SAID SOUTH MARGIN AND WITH A CURVE TO THE RIGHT, 365.1 FEET (CHORD NORTH 67° 44' EAST, 365.1 FEET) TO AN IRON STAKE FOR CORNER;

THENCE SOUTH 5° 13' EAST, WITH THE WEST LINE OF A 5 ACRE TRACT OUT OF SAID 86.43 ACRE TRACT, 451.39 FEET TO A CORNER IN SAID WEST LINE;

**THENCE SOUTH 70° 18' WEST 238.86 FEET TO AN IRON STAKE FOR CORNER AT THE SOUTHEASTCORNER OF SAID FUGLER TRACT;**

**THENCE NORTH 21° 28' WEST WITH THE EAST LINE OF FUGLER TRACT 420.9 FEET TO THE PLACE OF BEGINNING CONTAINING 2.96 ACRES OF LAND, MORE OR LESS.**

Date of Sale: May 7, 2024

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Harrison 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 Harrison 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

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

Date: June 11, 2024

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

Lender: WJR Properties, LLC—Series 176

Note: Real Estate Lien Note dated July 23, 2021, executed by Diego Ramirez & Ruby Vazquez and made payable to WJR Properties, LLC—Series 176

Deed of Trust:

**Date:** July 23, 2021

**Grantor:** Diego Ramirez & Ruby Vazquez

**Lender:** WJR Properties, LLC—Series 176

**Recording information:** Instrument No. 2022-000000484, Official Public Records, Harrison County, Texas.

**Property (including any improvements):** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HARRISON COUNTY, TEXAS, BEING 2.96 ACRES OF THE WILLIAM WALKER SURVEY A-754; BEING A PART OF THAT CERTAIN 96.43 ACRE TRACT DESCRIBED IN DEED FROM B. G. PATTERSON AND WIFE, PATRINELLA H. PATTERSON, TO WILLIAM LEE FOSTER AND WIFE, PAULINE W. FOSTER DATED JUNE 10, 1975, RECORDED IN VOL 767, PAGE 212, DEED RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOR CORNER IN THE SOUTH MARGIN OF OLD U.S. HIGHWAY 80 AND IN THE NORTH LINE OF SAID 86.43 ACRE TRACT; SAID BEGINNING CORNER BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED TO LA. FUGLER AND OTHERS, RECORDED IN VOL 473, PAGE 255, SAID COUNTY DEED RECORDS, SAID BEGINNING CORNER BEING APPROXIMATELY 882 FEET EASTERLY, WITH SAID SOUTH MARGIN, FROM THE NORTHWEST CORNER OF SAID 86.43 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION WITH SAID SOUTH MARGIN AND WITH A CURVE TO THE RIGHT, 365.1 FEET (CHORD NORTH 67° 44' EAST, 365.1 FEET) TO AN IRON STAKE FOR CORNER;

THENCE SOUTH 5° 13' EAST, WITH THE WEST LINE OF A 5 ACRE TRACT OUT OF SAID 86.43 ACRE TRACT, 451.39 FEET TO A CORNER IN SAID WEST LINE;

FILED FOR RECORD  
2024 JUN 11 AM 11:12  
ELIZABETH JAMES  
CO. CLERK HARRISON CO  
BY: *st* DEPUTY



**THENCE SOUTH 70° 18' WEST 238.86 FEET TO AN IRON STAKE FOR CORNER AT THE SOUTHEAST CORNER OF SAID FUGLER TRACT;**

**THENCE NORTH 21° 28' WEST WITH THE EAST LINE OF FUGLER TRACT 420.9 FEET TO THE PLACE OF BEGINNING CONTAINING 2.96 ACRES OF LAND, MORE OR LESS.**

Date of Sale: July 2, 2024

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Harrison 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 Harrison 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 Corpie, Trustee

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

Date: June 11, 2024

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

Lender: WJR Properties, LLC—Series 89

Note: Real Estate Lien Note dated March 29, 2018, executed by Zachary Ratliff, Jr. & Mary Ratliff and made payable to WJR Properties, LLC—Series 89

Deed of Trust:

**Date:** March 29, 2018

**Grantor:** Zachary Ratliff, Jr. & Mary Ratliff

**Lender:** WJR Properties, LLC—Series 89

**Recording information:** Instrument No. 2018-000003215, Official Property Records, Harrison County, Texas.

**Property (including improvements):** All that certain lot, tract, or parcel of land being Lot 2, Roy P. Cox Subdivision, located in the Asa Langford Survey, A-400, to the City of Marshall, Harrison County, Texas, according to the Plat of said subdivision recorded in Volume 644, Page 672, Deed Records, Harrison County, Texas.

Date of Sale: July 2, 2024

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Harrison 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 Harrison 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 Corpiet as 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.

FILED FOR RECORD  
2024 JUN 11 11:12  
ELIZABETH JAMES  
CO. CLERK HARRISON CO  
BY  DEPUTY

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: June 11, 2024

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

Lender: WJR Properties, LLC—Series 166

Note: Real Estate Lien Note dated October 30, 2020, executed by Leonard Franklin and Debbie Franklin and made payable to WJR Properties, LLC—Series 166

Deed of Trust:

Date: October 30, 2020

Grantor: Leonard Franklin and Debbie Franklin

Lender: WJR Properties, LLC—Series 166

Recording information: Instrument No. 2020-000013246, Official Public Records, Harrison County, Texas.

Property (including improvements): ALL THAT CERTAIN 0.269 OF AN ACRE TRACT OF LAND LOCATED IN LOT 13 OF BLOCK 2 OF THE VILLAGE SQUARE SUBDIVISION IN THE W.C. CRAWFORD SURVEY, A-146 AND AN ADDITION TO THE CITY OF HALLSVILLE IN HARRISON COUNTY, TEXAS. PLAT OF SAID SUBDIVISION BEING RECORDED IN VOLUME 732, PAGE 35, THIS TRACT BEING PREVIOUSLY DESCRIBED IN VOLUME 850, PAGE 518, THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON HAMILTON MAPPING AND SURVEYING PLAT #599, BEARINGS USED IN THIS DESCRIPTION ARE BASED ON SAID SUBDIVISION PLAT;

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NE CORNER OF LOT 14 AND THESE CORNER OF LOT 13, THIS BEING THE SE CORNER OF THIS TRACT, FROM WHICH BEARS A 5/8" IRON ROD WITH A LONNIE PACE CUP FOUND FOR THESE CORNER OF LOT 14 S 00 DEG. 03' W 88.5 FEET;

THENCE: S 89 DEG. 02' W 149.7 FEET ALONG THE COMMON LINE BETWEEN LOTS 13 AND 14 TO A 1/2" IRON ROD FOUND FOR THESE CORNER OF LOT 4, THE NW CORNER OF LOT 14, THE SW CORNER OF LOT 13 AND THIS TRACT;

THENCE: N 00 DEG. 12' W 78.8 FEET ALONG THE COMMON LINE BETWEEN LOTS 13 AND 14 TO A 3/8" IRON ROD FOUND FOR THE NW CORNER OF THIS TRACT, FROM WHICH BEARS A 5/8" IRON ROD FOUND FOR THE NE CORNER OF LOT 4, THE SW CORNER OF LOT 12 AND THE NW OF LOT 13, N 00 DEG. 49' W 9.3 FEET;

FILED FOR RECORD  
2024 JUN 11 AM 11:12  
ELIZABETH JAMES  
CO. CLERK HARRISON CO  
BY st COUNTY

THENCE: N 89 DEG. 24' E 149.9 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND A TRACT DESCRIBED IN VOLUME 1349, PAGE 203, TO A 3/8" IRON ROD FOUND ON THE EAST LINE OF LOT 13 FOR THESE CORNER OF THE TRACT DESCRIBED IN VOLUME 1349, PAGE 203, AND THE NE CORNER OF THIS TRACT FROM WHICH BEARS A 5/8" IRON ROD FOUND FOR THE NE CORNER OF LOT 13 AND THESE CORNER OF LOT 12, N 00 DEG. 25' W 9.9 FEET;

THENCE: S 00 DEG. 00' E 77.8 FEET ALONG THE EAST LINE OF SAID LOT 13 TO THE POINT OF BEGINNING.

Date of Sale: July 2, 2024

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Harrison 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 Harrison 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