NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: November 16, 2021

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

Lender: WJR Properties, LLC—Series 101

Note: Real Estate Lien Note dated October 5, 2018, executed by Christopher Joslin & Shannon Thomas and made payable to WJR Properties, LLC—Series 101

Deed of Trust:

Date: October 5, 2018
Grantor: Christopher Joslin & Shannon Thomas
Lender: WJR Properties, LLC—Series 101
Recording information: Instrument No. 201807759, Official Public Records, Upshur County, Texas.
Property (including improvements): All that certain lot, tract or parcel of land situated in the James Dunn HR Survey, Upshur County, Texas, in Diana, Texas and being Lot No. Four (4), Block One (1) of the W.S. Jones Subdivision, Diana, Texas, and being a lot 230 feet by 190 feet, the plat of said subdivision being recorded in Volume 2, Page 162, Plat Records of Upshur County, Texas.

SAVE & EXCEPT THE FOLLOWING:

All that certain lot, tract or parcel of land being the North 66 feet of Lot Four (4), Block One (1) of the W.S. Jones Subdivision, Diana, Texas, as shown by plat of said subdivision being recorded in Volume 2, Page 162, Plat Records, Upshur County, Texas, and more particularly described as follows:

BEGINNING at the NEC of said Lot No. 4, Block No. 1;

THENCE South 05 deg. West 66 feet to a stake for corner;

THENCE West 230 feet to a stake in the West line of said Lot No. 4, Block No. 1;

THENCE North 05 deg. East 66 feet to the NWC of said Lot No. 4, Block No. 1;

THENCE East 230 feet to the place of beginning.

Date of Sale: December 7, 2021

Time of Sale: 1:00 P.M.

FILED
TERRI ROSS
COUNTY CLERK
2021 NOV 16 PM 2:28
UPSHUR COUNTY, TX.
BY KT
DEPUTY

Place of Sale: At the area designated at the Upshur 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 Upshur 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 Corpier 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.

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

EXHIBIT "A"
Property Description

All that certain tract or parcel of land lying and being situated about 13.5 miles northeast of the City of Nacogdoches, Nacogdoches County, Texas on the T. S. PULLEN SURVEY, A-436, being part of a called 8.5 acre tract described as Sixth Tract in a Partition Deed to Clifford Patton, dated December 8, 1949, recorded in Volume 205, Page 358 of the Deed Records of Nacogdoches County, Texas, and being the same tract described as a 1 acre tract in a conveyance from Robert H. Holmes to Nathan Hunnicut, dated March 13, 2009, recorded in Volume 3020, Page 303 of the Official Public Records of Nacogdoches County, Texas and more particularly described as follows:

BEGINNING at a ½" iron rod set for comer on the north boundary line of the called 8.5 acre tract and on the south boundary line of a 39.790 acre tract described as Tract No. 3 in a conveyance from East Texas Baptist College of Marshall Texas to K. L. Barton and Sons Tie Co., Inc., dated July 12, 1977, recorded in Volume 419, Page 700 of the Deed Records of Nacogdoches County, Texas, said beginning corner being the northeast corner of the Hunnicut 1 acre tract and the northwest comer of a 1 acre tract described in a conveyance from Dorothy Jean Gates to Cedric Hall, dated January, 1987, recorded in Volume 654, Page 345 of the Real Property Records of Nacogdoches County, Texas;

TIIENCE South 00° 08' 08" West, 381.00 feet with the east boundary line of the Hunnicut 1 acre tract and the west boundary line of the Hall 1 acre tract to a ½" iron rod set for corner in County Rd. 278, said corner being the southeast corner of the Hunnicut 1 acre tract and the southwest comer of the Hall 1 acre tract;

THENCE West, 106.72 feet (Called Northwesterly, 114 feet) with the south boundary line of the Hunnicut 1 acre tract, crossing County Rd. 278, to a ½" iron rod set for corner on the south margin of County Rd. 278, the west boundary line of the 8.5 acre tract, and the east boundary line of a tract described as Fifth Tract in the aforementioned Partition Deed to Nelson Patton, said corner being the southwest corner of the Hunnicut 1 acre tract;

THENCE North 00° 08' 08" East, with the west boundary line of the 1 acre tract, the west boundary line of the 8.5 acre tract, the east boundary line of the Nelson Patton tract, and along a old downed· fence, at 22.5 feet crossing the centerline of County Rd. 278, and continuing for a total distance of
381.00 feet to a ½" iron pipe found for comer on the south boundary line of the 39.790 acre tract, said corner being the northwest corner of the Hunnicut 1 acre tract, the northwest corner of the 8.5 acre tract, and the northeast comer of the Nelson Patton tract;

THENCE East (REF), 106.72 feet (called 114 feet) with the north boundary line of the Hunnicut 1 acre tract, the north boundary line of the 8.S acre tract, and the south boundary line of the 39.790 acre tract to the place of BEGINNING, containing 0.933 acres, more or less.