

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

Date: November 14, 2022

Trustee: Tim Moore, 302 Pine Tree Rd., Longview, TX 75604

Lender: SingleWing, LLC--Series SW 11

Note: Real Estate Lien Note dated January 21, 2022, executed by Joey A. Pierce & Glory Oetting-Pierce and made payable to SingleWing, LLC--Series SW 11

Deed of Trust:

**Date:** January 21, 2022

**Grantor:** Joey A. Pierce & Glory Oetting-Pierce

**Lender:** SingleWing, LLC--Series SW 11

**Recording information:** Instrument No. 202203379, Official Public Records, Upshur County, Texas.

**Property (including improvements):** All that certain 7.4 acres of land lying in the J.B. B. Davenport Grant, Abstract No. 1, Upshur County, Texas, and being out of an original 19.2 acre tract in Block No. 20 of the Davenport Partition, and better described as follows:

**BEGINNING** at a stake in the center of a public road at the SEC of the C. D. Hewitt 3 acre track, and being the NEC of the land once owned by Neal Mitchell,

**THENCE S 88 deg W 657 feet** with the SBL of the Hewitt 3 acre track to the SWC of same, and corner being in the EBL of the Lida Stephens track,

**Thence S 00 deg 45 min W 327.5 feet** with the EBL of said Lida Stephens track to the SEC of same,

**THENCE S 88 deg 45 min W 222 feet** with the SBL of said track to a stake in said line at the NEC of the Frank Still track,

**THENCE S 01 deg 27 min E 113.3 feet** with the EBL of said Still track to a stake for corner,

**THENCE East 874 feet** with a line to a corner in the EBL of the Neal Mitchell track, and in the center of a public road,

**THENCE North 470 feet** with said line and road to the place of beginning, and containing 7.4 acres.

Date of Sale: December 6, 2022

FILED  
TERRI ROSS  
COUNTY CLERK  
2022 NOV 14 AM 11:56  
UPSHUR COUNTY, TX.  
BY MT  
DEPUTY

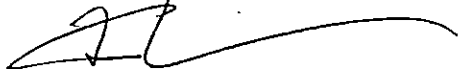
Time of Sale: 1:00 P.M.

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 Tim Moore 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.**



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Tim Moore, Trustee