NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: April 11, 2023

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

Lender: WJR Properties, LLC—Series 122

Note: Real Estate Lien Note dated March 26, 2021, executed by Clarence Coontz & Katherine Devona and made payable to WJR Properties, LLC—Series 122

Deed of Trust:

Date: March 26, 2021
Grantor: Clarence Coontz & Katherine Devona
Lender: WJR Properties, LLC—Series 122
Recording information: Instrument No. 202102618, Official Property Records, Upshur County, Texas.
Property (including improvements): LOT TEN (10), BLOCK THREE (3), OF EAST MAIN ADDITION, AN ADDITION TO THE CITY OF ORE CITY, UPSHUR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 116, OF THE PLAT RECORDS OF UPSHUR COUNTY, TEXAS.

Date of Sale: May 2, 2023

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 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.

FILED
TERRI ROSS
COUNTY CLERK
2023 APR 11 AM 11:11
UPSHUR COUNTY, TX.
BY KT
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

Lori Corpier, Trustee