

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
22 SEP 13 PM 1:05

Date: September 13, 2022

Substitute Trustee: Cain Trujillo, 409 W. Loop 281 #102, Longview, TX 75605

VICKIE SMITH
CO. CLERK, MARION CO

Lender: WJR Properties, LLC—Series 193

BY _____ DEPUTY

Note: Real Estate Lien Note dated April 8, 2022, executed by James McCray and made payable to WJR Properties, LLC—Series 193

Deed of Trust:

Date: April 8, 2022

Grantor: James McCray

Lender: WJR Properties, LLC—Series 193

Recording information: Vol. 1040, pg. 242, Official Public Records, Marion County, TX.

Property (including any improvements): ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN AND SITUATED IN MARION COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS LOT NO. 164, HILL CREST SECTION, SHADY SHORES SUBDIVISION, AS SHOWN ON THE RECORDED PLAT THEREOF, BEING RECORDED IN PLAT CABINET A, SLIDE 133 OF THE PLAT RECORDS OF MARION COUNTY, TEXAS, SUBJECT TO ANY AND ALL RESTRICTIONS OF RECORD. ALSO TO INCLUDE ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN MARION COUNTY, TEXAS, TO WIT: BEING LOT 165, HILL CREST SECTION SHADY SHORE SUBDIVISION, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME ONE, PAGE 134 OF THE PLAT RECORDS OF MARION COUNTY, TEXAS. ALSO TO INCLUDE ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN MARION COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NO. 166 OF HILL CREST SECTION, SHADY SHORES SUBDIVISION OF MARION COUNTY, TEXAS.

Date of Sale: October 4, 2022

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Marion 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 Marion 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 Cain Trujillo as Substitute Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of

Trust, Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute 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.



Cain Trujillo, Substitute Trustee

Exhibit "A"

BEING A 2.943 ACRE PARCEL OF LAND, MORE OR LESS, LOCATED IN THE RICHARD HOOPER SURVEY, A-304, MARION COUNTY, TEXAS, AND BEING THE SAME CALLED 2.946 ACRE TRACT CONVEYED UNTO JAMES D. AND KRISTY JOHNSON BY DEED RECORDED IN VOLUME 1444, PAGE 192, H.C.D.R. (MARION COUNTY DEED RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 3/8-inch iron rod located in the north right of way line of Interstate 20 for the southeast corner of said tract herein described and for the southwest corner of a called 20.018 acre tract as conveyed unto Mickey R. & Pamela Shirley by deed recorded as Real No. 57193, in Volume 2098, Page 94 of the H.C.D.R.;

THENCE South 78°26'12" West (Basis of Bearings from said Volume 1444, Page 92, H.C.D.R.) a distance of 258.21 feet with the north right of way line of said Interstate 20 and with the south line of said 2.946 acre tract, a distance of 267.31 feet to a found concrete dome for an angle point of said tract herein described;

THENCE South 88°41'44" West continuing with the north right of way line of said Interstate 20 and with the south line of said 2.946 acre tract, a distance of 169.49 feet to a found ½-inch iron rod for the southwest corner of said 2.946 acre tract and of said tract herein described and for the southeast corner of a called 0.98 acre tract as conveyed unto Katherine Jo Thomas by deed recorded as Real number 59395, in Volume 2121, Page 38 of the Marion County Real Property Records;

THENCE North 00°08'28" East with the east line of said 0.96 acre tract and west line of said 2.946 acre tract a distance of 240.99 feet to a found ½-inch iron rod located in the southerly right of way of Pony Lane (a paved County road) for the northeast corner of said 0.96 acre tract and for the northwest corner of said tract herein described;

THENCE North 88°59'00" East with the southerly right of way line of said Pony Lane a distance of 77.57 feet to an angle point of said 2.946 acre tract and said tract herein described, located in the bottom of a creek (nothing found or set);

THENCE South 78°48'39" East continuing with the southerly right of way line of said Pony Lane a distance of 78.20 feet to a found 3/8-inch rod for an angle point, of said Pony Lane, of

said 2.946 acre tract and of said tract herein described;

THENCE North 01°14'01" East with the easterly right of way of said Pony Lane a distance of 80.96 feet to a found 3/8-inch iron rod for an angle point of said tract herein described;

THENCE North 00°50'23" E with the easterly right of way of said Pony Lane a distance of 62.22 feet to a found 3/8-inch iron rod inside a 1-inch PVC pipe for the southwest corner of a called 1.24 acre tract as conveyed unto Kelly Lee & Lana N. Brian by deed recorded in Volume 984, Page 280 of the H.C.D.R. and for the northwest corner of said 2.946 acre tract and of said tract herein described;

THENCE South 89°55'56" East with the south line of said 1.24 acre tract and the north line of said 2.946 acre tract a distance of 267.31 feet to a found 3/8-inch iron rod located in the west line of said 20.018 acre tract for the southeast corner of said 1.24 acre tract and the northeast corner of said 2.946 acre tract and of said tract herein described;

THENCE South 00°26'28" West with the west line of said 20.018 acre tract and east line of said 2.946 acre tract, a distance of 314.42 feet to the POINT OF BEGINNING and containing a total are of 2.943 Acres of land, more or less.