

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
22 DEC 13 AM 10:54

Date: December 13, 2022

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

Lender: WJR Properties, LLC—Series 146

Note: Real Estate Lien Note dated May 25, 2020, executed by Joseph Richburg made payable to WJR Properties, LLC—Series 146

VICKIE SMITH
CO. CLERK, MARION CO
BY _____ DEPUTY

Deed of Trust:

Date: May 25, 2020

Grantor: Joseph Richburg

Lender: WJR Properties, LLC—Series 146

Recording information: Volume 1005, Pg. 1, Official Property Records, Marion County, Texas.

Property (including improvements): All that certain lot, tract or parcel of land, being all of Lots 122, 123 & 124, Unit 1, Castle Village Subdivision, as recorded in Cabinet "A", Slide 124, Plat Records of Marion County, Texas.

Date of Sale: January 3, 2023

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 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 Corpi

Lori Corpi, Trustee