

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: February 11, 2025

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

Lender: WJR Properties, LLC—Series 81

Note: Real Estate Lien Note dated March 18, 2019, executed by Aaron Griffin and made payable to WJR Properties, LLC—Series 81

Deed of Trust:

Date: March 18, 2019

Grantor: Aaron Griffin

Lender: WJR Properties, LLC—Series 81

Recording information: Vol. 981, Pg. 128, Official Public Records, Marion County, Texas.

Property (including any improvements): All that certain lot, tract or parcel of land being situated in the ISAAC MOODY SURVEY, Abstract No. 274, Marion County, Texas, and being part of 5 acre tract of land described in a deed from J. D. Wanen to George Garmon, Volume 180, Page 555, Deed Records of Marion County, Texas and being more particularly described as follows:

BEGINNING at a fence corner post for this most Easterly corner, same being on the South ROW of FM Highway No. 3001, and being on the SBL of the above mentioned 5 acre tract of land;

THENCE leaving said South ROW, N 87° 26' 46" W, a distance of 410 feet to a 1/2" iron rod for this SW corner, same being the SW corner of the said 5 acre tract;

THENCE N 02° 33' 15" E, a distance of 137.16 feet to a 1/2" iron rod for this NW corner, same being in a curve to the right on the said South ROW of FM Highway No. 3001;

THENCE along said curve to the right, with a radius of 1,910.00 feet and a chord bearing and distance of S 70° 23' 15" E, 143.57 feet to a point at the end of said curve;

THENCE continuing along said South ROW, S 68° 14' 00" E, a distance of 288.83 feet to the PLACE OF BEGINNING of the herein described tract and containing 0.67 of an acre of land, more or less.

Date of Sale: March 4, 2025

FILED FOR RECORD
FEB 11 AM 9:33
JIMBERLY WISE
CLERK, MARION CO.
DEPUTY

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 a 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 Corpien, Trustee