

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
2024 MAY 13 PM 12:41

Date: May 13, 2025

KIMBERLY WISE
CO. CLERK, MARION CO.

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

BY  DEPUTY

Lender: WJR Properties, LLC—Series 193

Note: Real Estate Lien Note dated December 2, 2022, executed by Tony Thornburgh & April Martinez and made payable to WJR Properties, LLC—Series 193

Deed of Trust:

Date: December 2, 2022

Grantor: Tony Thornburgh & April Martinez

Lender: WJR Properties, LLC—Series 193, a separate series of WJR Properties, LLC, a Texas series limited liability company

Recording information: Vol. 1054, Pg. 272, 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: June 3, 2025

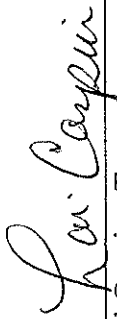
Time of Sale: 1:00 P.M.

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 Corpier, Trusted