

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD

25 NOV 10 AM 9:58

KINDERLY WISE  
CO. CLERK, MARION CO.

BY \_\_\_\_\_ DEPUTY

Date: November 10, 2025

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

Lender: WJR Properties, LLC—Series 107

Note: Real Estate Lien Note dated March 18, 2021, executed by Antonio Cruz Luna & Martha Julia Cruz made payable to WJR Properties, LLC—Series 107

Deed of Trust:

**Date:** March 18, 2021

**Grantor:** Antonio Cruz Luna & Martha Julia Cruz

**Lender:** WJR Properties, LLC—Series 107

**Recording information:** Vol. 1017, Pg. 611, Official Property Records, Marion County, Texas.

**Property (including improvements):**

**ALL THAT CERTAIN 0.211 ACRE TRACT OF LAND IN THE H.M. DORSEY SURVEY, ABSTRACT 113, MARION COUNTY, TEXAS. BEING ALL OF LOT NO. 3, BLOCK B, TEJAS VILLAGE SUBDIVISION, AS SHOWN ON A PLAT RECORDED IN CABINET A, SLIDE 106, MARION COUNTY PLAT RECORDS. SAID 0.211 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT:** An angle iron found in the East margin of Nachitoches Street for the Northwest corner of Lot No. 3 and the Southwest corner of Lot No. 1 for the Northwest corner of this tract;

**THENCE:** Along chain link fence, S 60° 42' 15" E, 107.28 ft. to a chain link fence corner for an angle point, the Southeast corner of Lot No. 1, and most Western corner of Lot No. 2;

**THENCE:** Along chain link fence, S 41° 24' 46" E, 42.65 ft. to a chain link fence corner for the most Eastern corner of this tract and the most Northern corner of Lot No. 5;

**THENCE:** Along chain link fence and hedge row, S 66° 49' 41" W, 94.50 ft. to a 1/2" re-bar found in the East margin of Nachitoches Street for the most Southern corner of this tract and the Northwest corner of Lot No. 5;

**THENCE: Along the East margin of Nachitoches Street as follows:  
along a curve to the left having a radius of 121.76 ft. and an arc length of  
121.76 ft., along a curve to the right having a radius of 9.02 ft. and an arc  
length of 10.15 ft., and N 17° 32' 12" E (magnetic bearing source), 72.53 ft.  
to the Place of Beginning containing a 0.211 acre tract of land, more or  
less.**

Date of Sale: December 2, 2025


Time of Sale: 10:00 A.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.**

  
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Lori Corpier, Trustee