

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

APR 14 2026
TIME: 8:22 am
COUNTY CLERK OFFICE

Date: April 14, 2026

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

Lender: WJR Properties, LLC—Series 120

Note: Real Estate Lien Note dated July 3, 2019, executed by Ashley Lerma and made payable to WJR Properties, LLC—Series 120

Deed of Trust:

Date: July 3, 2019

Grantor: Ashley Lerma

Lender: WJR Properties, LLC—Series 120

Recording information: Vol. 584, Pg. 137, Official Public Records, Morris County, Texas.

Property (including any improvements): Lot ONE (1) and TWO (2), Block E, SYCAMORE ADDITION, out of the J.W. Stoddard Survey, A-272, Morris County, Texas, according to the plat thereof in Vol. 1, Page 61, Plat Records of Morris County, Texas.

Date of Sale: May 5, 2026

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Morris 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 Morris 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

Lori Corpier, Trustee