

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 13, 2024

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

Lender: WJR Properties, LLC—Series 190

Note: Real Estate Lien Note dated March 7, 2024, executed by Dominec D. Jollevet & Monica N. Reyes and made payable to WJR Properties, LLC—Series 190

Deed of Trust:

Date: March 7, 2024

Grantor: Dominec D. Jollevet & Monica N. Reyes

Lender: WJR Properties, LLC—Series 190

Recording information: Vol. 645, Pg. 93, Official Public Records, Morris County, Texas.

Property (including any improvements): All that certain parcel of land in the Allen Urquhart Survey, A-296, Morris County, Texas, a part of the City of Daingerfield, described in the following two tracts:

First Tract:

A part of an eight acre tract of land out of the Allen Urquhart Survey described in deed to J. L. Hervey recorded in Volume 54, page 598, Morris County Deed Records, lot herein described as follows:

BEGINNING at the Southwest corner of Eldon R. Holt lot described in deed from J. L. Hervey recorded in Volume 62, page 614, Morris County Deed Records, being in the East boundary line of Pine Street;

THENCE South with EBL of Pine Street 92 feet to NW corner of Lot conveyed to Carl Fomby by J. L. Hervey by deed recorded in Volume 57, page 508, Morris County Deed Records;

THENCE East with NBL of Fomby lot, 100 feet to his NE corner;

THENCE North 92 feet to corner in SBL of said Eldon R. Holt lot;

THENCE West with said Holt lot 100 feet to place of beginning.

FILED
2024 AUG 13 PM 1:23
MORRIS COUNTY, TEXAS

Second Tract:

Being part of lot described as second tract in deed to H. K. Carr recorded in Volume 63, page 273, Morris County Deed Records, being part of Allen Urquhart Survey in Morris County, Texas.

BEGINNING at the NW corner of above described second tract, said beginning point being also the NE corner of M. C. May tract;

THENCE South with WBL of said second tract 90 feet to corner, being SE corner of May tract

THENCE East 25 feet to corner;

THENCE North parallel with WBL of said May tract 90 feet to corner in NBL of said second tract;

THENCE West 25 feet to place of beginning.

Date of Sale: September 3, 2024

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 Substitute Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute 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.



Cain Trujillo or Lori Corpier, Substitute Trustee