

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: March 7, 2025

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

Lender: WJR Properties, LLC—Series 352 FM 1400

Note: Real Estate Lien Note dated June 20, 2023, executed by Melvin A. Garcia Escalante & Rosa D. Aleman Galdamez and made payable to WJR Properties, LLC—Series 352 FM 1400

Deed of Trust:

Date: June 20, 2023

Grantor: Melvin A. Garcia Escalante & Rosa D. Aleman Galdamez

Lender: WJR Properties, LLC—Series 352 FM 1400

Recording information: Document No. 2024-001951, Official Public Records, Morris County, Texas.

Property (including any improvements):

TRACT 1:

All that certain lot, tract, or parcel of land situated in the L. Winters Survey, A-309, Morris County, Texas, conveyed in Warranty Deed from Donnibel J. Dodd to W.O. Dodson et ux dated August 2, 1954, recorded in Vol. 73, page 551, Deed Records, Morris County, Texas, described as follows:

BEGINNING at the SW corner of a tract conveyed to Norris Phillips by deed recorded at Vol. 74, page 295, Morris County Deed Records, said beginning point being in BBL of ROW of FM road;

THENCE North 88 deg. 51 min. East with said Phillips SBL, 75.14 varas to SE corner of said Phillips tract;

THENCE South 75.14 varas

THENCE South 88 deg. 51 min. West, 75.14 varas to stake in EBL of said FM road right of way;

THENCE North with EBL of said right of way 75.14 varas to place of beginning.

TRACT 2:

All that certain lot, tract, or parcel of land situated In the L. Winters Survey, A-309, Morris County, Texas, conveyed in Warranty Deed from Jerry Charles Kelso and Patsy Jo Kelso to W.O. Dodson et ux dated July 11, 1961, recorded In Vol. 100, page 513, Deed Records, Morris County, Texas, described as follows:

BEGINNING at the SW corner of Tract One;

THENCE South with the East right of way line of FM 1400, 75.14 varas to an iron stake;

THENCE North 88 deg. 51 min. East, 75.14 varas, to an iron stake;

THENCE North 75.14 varas to the SE corner of Tract One;

THENCE South 88 deg. 51 min. West, 75.14 varas to the place of beginning.

Date of Sale: April 1, 2025

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.

Loi Carpin

Lori Corpier, Trustee