

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Date: October 14, 2025

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

Lender: WJR Properties, LLC—Series 203

Note: Real Estate Lien Note dated March 30, 2023, executed by Francisco Solis Hernandez made payable to WJR Properties, LLC—Series 203

Deed of Trust:

Date: March 30, 2023

Grantor: Francisco Solis Hernandez

Lender: WJR Properties, LLC—Series 203

Recording information: Instrument No. 2023001555, Official Property Records, Shelby County, Texas.

Property (including improvements): ALL THAT CERTAIN tract of land situated in SHELBY COUNTY, TEXAS, on the Z. C. WALKER SCRVEY, A-758, being 3.00 acres, and described by metes and bounds as follows:

BEGINNING at a "½" iron rod set for corner at the intersection of the south margin of a county road (dirt) and the Southeast right-of-way of U.S. Highway 59, said beginning corner being the Northwest corner of a called 49.665 acre tract described in a conveyance from Hubert G. Griffin, et al to Billy J, Honea & Glenn R. Adams, dated August 23, 1977, recorded in the Deed Records of Shelby County, Texas, of which the land herein described is a part;

THENCE North 88 deg. 50 min. 03 sec. East 205.00 feet with the South margin of said county road and the North boundary line of said 49.665 acre tract to a "½" iron pipe set for corner, said corner being the Northwest corner of a 12.50 acre tract surveyed for Norman Allen Renfrow;

THENCE South 3 deg. 20 min. 56 sec. East 280.66 feet with a West boundary line of said 12.50 acre tract to a "3/8" iron rod set for corner from which a 19" P.O. mkd. X brs. South 70 deg. East, 55.9 feet;

THENCE South 74 deg. 28 min. 36 sec. West 396.87 feet to a "½" iron rod set for corner at the most Easterly corner of a 1.00 acre tract surveyed for Ervin F. Hopkins;

THENCE North 36 deg. 56 min. 30 sec. West 208.71 feet with the Northeast boundary line of said 1.00 acre tract to its most Northerly corner a 3/8", iron rod set for corner in the Southeast right-of-way of U.S. Highway 59;

THENCE North 53 deg. 03 min. 30 sec. East, 358.43 feet with the Southeast right-of-way of U.S. Highway 59 to the place of beginning, and containing 3.00 acres.

SAVE LESS & EXCEPT

BEING ALL that certain tract or parcel of land lying and situated in Shelby County, Texas, out of the Z. C. Walker Survey, Abstract No. 758, and being a part or portion of that certain 3.00 acres of land described in a deed from Glenn Adams, et ux, dated July 15, 1980 and recorded in Volume 572 on Page 275 of the Deed Records of Shelby County, Texas, to which references are hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING S89°23'55"W, 38.16 feet from the North corner of the aforesaid referred to 3.00 acre tract, a point for corner, in the South margin of a county road, said corner being 161.04 feet right of Engineer's Station 1229+00.53;

THENCE with the proposed East right of way line of U. S. Highway No. 59 as follows:

- (1) S01°19'26"E, 0.92 feet, a point for corner, said corner being 161.79 feet right of Engineer's Station 1229+00;**
- (2) S88°40'34"W, 159.14 feet, a point for corner, said corner being 70.00 feet right of Engineer's station 1227+70;**
- (3) S61°34'52"W, at 70.71 feet intersect the present East right of way line of U.S. Highway No. 59, a point for corner, said corner being 60.00 feet right of Engineer's Station 1227+00;**
- (4) THENCE N53°27'04"E, with the present East right of way line of U.S. Highway No. 59, at 61.19 feet intersect the North boundary line of the said 3.00 acre tract and the South margin of the said county road, a point for corner, said corner being 60.00 feet right of Engineer's Station 1227+61.19;**
- (5) THENCE N89°23'55"E, with the North boundary line of the said 3.00 acre tract and the South margin of the said county road, at 172.12 feet the point and place of beginning and containing 0.015 acre of land, more or less.**

TOGETHER WITH, all and singular, the rights, privileges and appurtenances pertaining to the said real property, including any right, title and interest of Granter in and to adjacent streets, alleys, and rights-of-way; situated on and attached thereto.

Date of Sale: November 4, 2025

Time of Sale: 10:00 A.M.

Place of Sale: At the area designated at the Shelby 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 Shelby 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, Trustee

FILED FOR RECORD
2025 OCT 14 PM 12:14
JENNIFER L. FOUNTAIN
COUNTY CLERK
BY _____ DEPUTY