

**Notice of Trustee's Sale**

**Date:** September 24<sup>th</sup>, 2021

FILED FOR RECORD  
IN MY OFFICE  
AT 2:05 O'CLOCK P M

**Trustee:** **Cameron J. Phillips**

**SEP 24 2021**

**Trustee's Address:** Post Office Box 327  
Carthage, Texas 75633

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY P. Woodard DEPUTY

**Mortgagee:** **4L Accounts, a Texas Limited Liability Company**

**Note:** Note dated August 3, 2020 in the amount of \$47,709.41

**Deed of Trust**

**Date:** August 3, 2020

**Grantor:** **Albert D. Harrison, Sr. and Albert D. Harrison, Jr.**

**Mortgagee:** **4L Accounts, a Texas Limited Liability Company**

**Recording information:** Deed of Trust dated August 3, 2020 executed by Albert D. Harrison, Sr. and Albert D. Harrison, Jr. to Cameron J. Phillips, Trustee for 4L Accounts, a Texas Limited Liability Company, recorded in Volume 2093, Page, 283 of the Official Public Records of Panola County, Texas.

**Property:**

All that certain 15.88 acres of land situated in the John Parmer Survey, A-899, Panola County, Texas, and being more particularly described by metes and bounds on Exhibit "A" and Plat attached hereto and incorporated herein for all intents and purposes.

**County:** Panola

**Date of Sale (first Tuesday of month):** November 2<sup>nd</sup>, 2021.

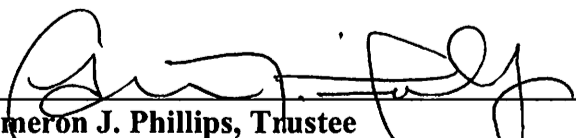
**Time of Sale:** The sale will begin no earlier than 1:00 pm, and no later than three hours thereafter. The sale will be completed by no later than 4:00pm.

**Place of Sale:** Panola County Courthouse in Carthage, Texas, at the following location: Courthouse steps on the East Side of the Panola County Courthouse situated on 110 S. Sycamore Street, Carthage, Texas 75633.

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.

**Cameron J. Phillips** is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
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**Cameron J. Phillips, Trustee**  
Post Office Box 327, Carthage, Texas 75633

METES AND BOUNDS DESCRIPTION OF  
15.88 ACRES  
JOHN PARMER SURVEY, A-899  
PANOLA COUNTY, TEXAS

Being 15.88 acres of land situated in the John Parmer Survey, A-899, Panola County, and being part of a called 19.7653 acre tract described in a deed to Billy J. Langford, recorded in Volume 1163, Page 590, Panola County Official Public Records, (PCOPR), said 15.88 acre tract being more particularly described by metes and bounds as follows and as shown on the plat prepared by MTX Surveying, LLC on file as Job No. 20485 Dwg. No. 20485-1, (bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a 1/2" iron rod with plastic cap stamped "MTX Surveying" set on the west line of said 19.7653 acre tract, same being on the east line of a called 40.4577 acre tract described in a deed to Albert Doyle Harrison, Et Ux, recorded in Volume 1301, Page 592 (PCOPR), from which a 3/8" iron rod found for the southwest corner of said 19.7653 acre tract bears S 01° 53' 01" E, 352.66 feet

THENCE N 01° 53' 01" W, with the common line between said 19.7653 acre tract and said 40.4577 acre tract, 997.81 feet to a 1/2" iron rod with plastic cap stamped "Austin Surveying & Mapping" at the southwest corner of a called 11.83 acre tract described in a deed to James T. Livingston, recorded in Volume 1667, Page 633 (PCOPR);

THENCE S 85° 04' 49" E, with the common line between said 19.7653 acre tract and said 11.83 acre tract, 907.61 feet to a 1/2" iron rod with plastic cap stamped "MTX Surveying" set for the southeast corner of said 11.83 acre tract and the northeast corner of said 19.7653 acre tract, from which a found 1/2" iron rod bears N 22° 37' 02" E, 327.77 feet

THENCE S 22° 37' 02" W, with the east line of said 19.7653 acre tract, 106.60 feet to a 1/2" iron rod found for the northwest corner of a called 3.00 acre tract described in a deed to James North and Allie North, recorded in Volume 957, Page 698 (PCOPR);

THENCE S 23° 03' 25" W, with the common line between said 19.7653 acre tract and said 3.00 acre tract, 227.64 feet to a 1/2" iron rod found for the northwest corner of a called 2.2960 acre tract described in a deed to James North and Allie North, recorded in Volume 910, Page 75, Panola County Deed Records (PCDR);

THENCES 22° 50' 34" W, with the common line between said 19.7653 acre tract and said 2.2960 acre tract, 194.03 feet to a 1/2" iron rod found for the northwest corner of a called 2.0055 acre tract described in a deed to Flint McClin, Et Ux, recorded in Volume 479, Page 452 (PCDR);

THENCE with the common lines between said 19.7653 acre tract and said 2.0055 acre tract the following courses and distances:

- 1) S 22° 51' 17" W, a distance of 184.89 feet to a found 1/2" iron rod;
- 2) S 74° 17' 30" E, a distance of 18.15 feet to a 1/2" iron rod found for the northwest corner of a called 1.8435 acre tract described in a deed to Neal F. Williams and Patricia Williams, recorded in Volume 1299, Page 588 (PCOPR);

THENCES S 37° 44' 12" W, with the common line between said 19.7653 acre tract and said 1.8435 acre tract, 207.21 feet to a 1/2" iron rod found for the northwest corner of a 1.00 acre tract surveyed this same date;

THENCES S 24° 43' 53" W, with the common line between this tract and said 1.00 acre tract, and over and across said 19.7653 acre tract, 225.16 feet to a 1/2" iron rod with plastic cap stamped "MTX Surveying" set at the point of intersection with the north line of a 2.90 acre tract surveyed this same date, from which 1/2" iron rod found for an ell corner of said 19.7653 acre tract and the northeast corner of said 2.90 acre tract bears S 74° 08' 55" E, 104.44 feet;

THENCE N 74° 08' 55" W, with the common line between this tract and said 2.90 acre tract and across said 19.7653 acre tract, 406.07 feet to the PLACE OF BEGINNING and containing 15.88 acres of land, more or less.

I, Robert Shane Nafe, Registered Professional Land Surveyor No. 5930, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of July 2020.

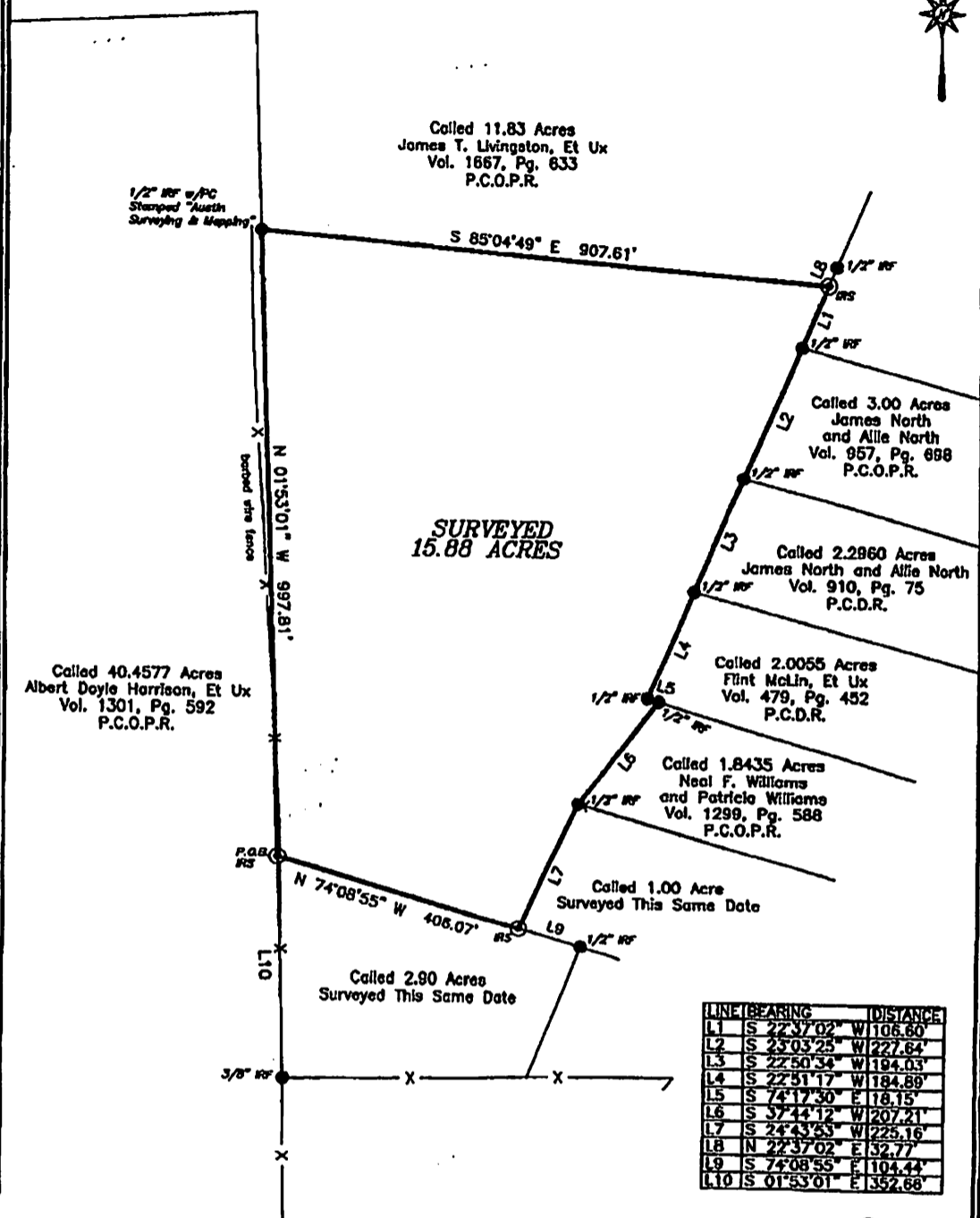
GIVEN UNDER MY HAND AND SEAL, this the 8<sup>th</sup> day of July, 2020.



Robert Shane Nafe  
Registered Professional Land Surveyor  
Texas Registration No. 5930

● Found monument (size and type as noted)    ☐ Telephone Junction Box    PC - Plastic Cap    P.C.O.P.R. - Panola County Official Public Records  
 ○ Set 1/2" Iron rod w/PC stamped MTX Surveying    ☒ Covered Concrete    PFD - Point For Corner    P.C.D.R. - Panola County Dead Records  
 ○ Point For Corner    Power Pole    IFF - Iron Pipe Found    P.C.R.R. - Panola County Plat Records  
 ○ PK Nail Set w/Metal Washer    Fire Hydrant    IFC - Iron Pipe w/Drummed Top Found  
 ⬠ Stamped MTX Surveying    RS - Set 1/2" Iron Rod w/PC Stamped "MTX Surveying"

## JOHN PARMER SURVEY, A-899 PANOLA COUNTY, TEXAS

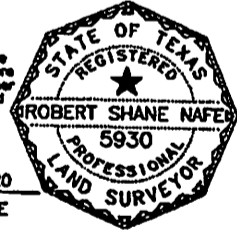


LINE	BEARING	DISTANCE
L1	S 22°37'02" W	106.60
L2	S 23°03'25" W	227.64
L3	S 22°50'34" W	194.03
L4	S 22°51'17" W	184.89
L5	S 74°17'30" E	18.15
L6	S 37°44'12" W	207.21
L7	S 24°43'53" W	225.16
L8	N 22°37'02" E	32.77
L9	S 74°08'55" E	104.44
L10	S 01°53'01" E	352.68

**Notes**  
 All bearings are based upon Grid North and referenced to the Texas State Plane Coordinate System (NAD 83) North Central Zone as derived from GPS observations.

To David Langford Exclusively,

This plat is the result of a survey made on the ground under my supervision in July, 2020. There are no visible encroachments or encroachments other than those shown. This plat is only original and valid if signed in blue ink, and has my official seal on it.



Robert Shane Nafe R.P.L.S. 5930 DATE 7/8/20  
 Notes and Bounds Descriptions to Accompany Plat

**MTX SURVEYING**  
 4811 E. Red Bird Road, Marshall, TX 75672  
 817-421-8200  
 TEXAS Plat No. 129823

**SURVEYED 15.88 ACRES BRING PART OF A CALLED 10.7659 ACRE TRACT DESCRIBED IN A DEED TO BILLY J. LANGFORD AND RECORDED IN VOL. 1163, PG. 690 P.C.O.P.R. WITHIN THE JOHN PARMER SURVEY, A-899, PANOLA COUNTY TEXAS**

This plat is prepared for the parties involved in this transaction only. MTX Surveying will not be liable for any copies made after 90 days of the date shown or alterations made without the expressed written authorization of MTX Surveying.