

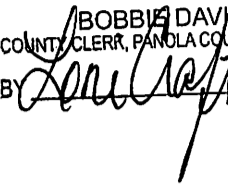
AT 10:15 O'CLOCK A M

Notice of Trustee's Sale

Date: September 28th, 2021

SEP 28 2021

Trustee: Cameron J. Phillips
Trustee's Address: Post Office Box 327
Carthage, Texas 75633
Mortgagee: 4L Accounts, a Texas Limited Liability Company

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY  DEPUTY

Note: Note dated August 3, 2020 in the amount of \$4,347.47

Deed of Trust

Date: August 3, 2020

Grantor: Charles R. Mason and Clara R. Campbell

Mortgagee: 4L Accounts, a Texas Limited Liability Company

Recording information: Deed of Trust dated August 3, 2020 executed by Charles R. Mason and Clara R. Campbell to Cameron J. Phillips, Trustee for 4L Accounts, a Texas Limited Liability Company, recorded in Volume 2092, Page, 199 of the Official Public Records of Panola County, Texas.

Property: All that certain that 1.00 acre tract 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, said 1.00 acre tract of land 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 2nd, 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.

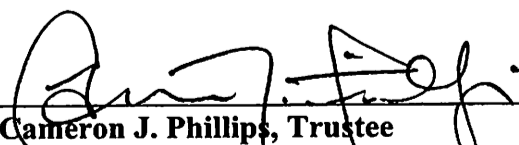

Cameron J. Phillips, Trustee
Post Office Box 327, Carthage, Texas 75633



Exhibit A

4901 East End Blvd. South
Marshall, TX 75671
903.471.8391
TBPELS Firm No. 10194253
LA Firm No. 801
www.mtxsurveying.com

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

Being 1.00 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 1.00 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. 20485-3, (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

BEGINNING at a ½" iron rod found for the northeast corner of this tract, same being the northwest corner of a called 0.9996 acre tract described in a deed to Laura Ann Mason, recorded in Volume 922, Page 257, Panola County Deed Records (PCDR) and on the south line 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), from which a ½" iron rod found for the northeast corner of said 0.9996 acre tract bears S 73° 59' 01" E, 196.25 feet;

THENCE S 37° 42' 34" W, with the common line between said 19.7653 acre tract and said 0.9996 acre tract, 238.78 feet to a ½" iron rod found at the point of intersection with the north line of a called 1.0006 acre tract described in a deed to Lori Collins, recorded in Volume 1010, Page 804 (PCOPR);

THENCE N 74° 08' 55" W, with the common line between said 19.7653 acre tract and said 1.0006 acre tract, at 64.55 feet passing a ½" iron rod found for the northwest corner of said 1.0006 acre tract and the northeast corner of a 2.90 acre tract surveyed this same date and continuing across said 19.7653 acre tract a total distance of 168.99 feet to a ½" iron rod with plastic cap stamped "MTX Surveying" set on the north line of said 2.90 acre tract and at the southeast corner of a 15.88 acre tract surveyed this same date, from which a ½" iron rod with plastic cap stamped "MTX Surveying" set for the southwest corner of said 15.88 acre tract bears N 74° 08' 55" W, 406.07 feet;

THENCE N 24° 43' 53" E, with the common line between this tract and said 15.88 acre tract and across said 19.7653 acre tract, 225.16 feet to a ½" iron rod found for the southwest corner of said 1.8435 acre tract, from which a ½" iron rod found for the northwest corner of said 1.8435 acre tract bears N 37° 44' 12" E, 207.21 feet;

THENCE S 73° 55' 45" E, with the common line between said 19.7653 acre tract and said 1.8435 acre tract, 223.13 feet to the **PLACE OF BEGINNING** and containing 1.00 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 8th day of July, 2020.

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



Found monument (line and type as noted)
 Set 1/2" iron rod with a plastic cap
 re-rod with surveying
 Mark for corner
 1/2" iron rod with metal washer
 1/2" iron rod with surveying
 Telephone Line Box
 Covered Conduit
 Power Pole
 Fire Hydrant
 PC - Plastic Cap
 PC - Part for Corner
 PC - Iron Rod with Stamped Top Found
 PC - Iron Rod Found
 PC - Set 1/2" iron rod w/PC Stamped Top Surveying
 P.C.O.P.R. - Panola County Official Public Records
 P.C.D.R. - Panola County Deed Records
 P.C.P.R. - Panola County Plat Records

This plat is prepared for the parties involved in this transaction only. MTX
 Surveying will not be liable for any copies made after 30 days of the date shown
 or alterations made without the expressed written authorization of MTX Surveying

JOHN PARMER SURVEY, A-899
PANOLA COUNTY, TEXAS

Called 1,8435 Acres
 Neol F. Williams
 and Petricle Williams
 Vol. 1299, Pg. 588
 P.C.O.P.R.

Called 0,9996 Acres
 Laura Ann Mason
 Vol. 922, Pg. 257
 P.C.D.R.

Called 1,0006 Acres
 Lori Collins
 Vol. 1010, Pg. 804
 P.C.O.P.R.

MTX SURVEYING
 401 E. 1st Street, Suite 100, Panola, TX 75787
 (817) 251-1200
 FAX (817) 251-1201
 www.mtxsurveying.com
 SURVEYED 1.00 ACRE BEING
 PART OF A CALLED 18.7863
 ACRE TRACT DESCRIBED IN A
 DEED TO BULLY T. LANGFORD
 AND RECORDED IN VOL. 1165,
 PG. 690 P.C.O.P.R. WITHIN THE
 JOHN PARMER SURVEY, A-899,
 PANOLA COUNTY TEXAS

To David Langford Exclusionary.
 This plat is the result of a survey made on the
 ground under my supervision in July, 2008. There
 are no visible monuments or encroachments other
 than those shown. This plat is only original and
 shall be signed in blue ink, and has my official
 seal on it.
 Robert Shane Nafte R.P., L.S. 5930 DATE 7/8/20
 Maps and Boundaries Description to Accompany Plat



Note:
 All bearings are based upon Old North and referenced to the
 Texas State Plane Coordinate System (NAD 83) North Central
 Zone as defined from GPS observations.

