

Notice of Trustee's Sale

NOV 07 2025

Date: November 7, 2025

Trustee:

Cameron J. Phillips

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY [Signature] DEPUTY

Trustee's Address:

Post Office Box 327, Carthage, Texas 75633

Mortgagee: J & L Jones Family Holdings, LLC

Note: Note dated April 8, 2025 in the amount of \$136,500.00

Deed of Trust

Date: April 8, 2025

Grantors: Jeronica Denise Dickson and Michael Caine Cortez

Mortgagee: J & L Jones Family Holdings, LLC

Recording information: Document Number 2025-001678, Official Public Records,
Panola County, Texas

Property:

All that certain tract or parcel of land being a part of the George Goodwin Survey, Abstract No. 224, Panola County, Texas, and being *Lot No. 3 out of Block No. 1 of the Van Sandt-Woodyard Addition* to the City of Carthage, Texas, and shown by the official map and plat of said addition recorded in Volume 202, Page 656 of the Deed Records of Panola County, Texas, and also being designated as *Lot 10, Block 254 of the City of Carthage* as shown by plat of said City recorded in Volume 3, Page 396 of the Plat Records of Panola County, Texas; being same property identified in Warranty Deed with Vendor's Lien dated October 17, 2018, James D. Woods to J & L Family Holdings, LLC, recorded in Volume 1992, Page 316 in the Official Public Records, Panola County, Texas.

County: Panola

Date of Sale (first Tuesday of month): December 2, 2025

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.

[Signature]
Cameron J. Phillips
Post Office Box 327
Carthage, Texas 75633