

Notice of Trustee's Sale

MAR 09 2026

Date: March 9, 2026

Trustee:

Cameron J. Phillips

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
By Bobbie Davis DEPUTY

Trustee's Address:

123 West Sabine Street, Carthage, Texas 75633

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

Note: Note dated March 11, 2022 in the amount of \$70,890.12

Deed of Trust

Date: March 11, 2022

Grantor: Roy D. Tatum and Karen Y. Tatum, a married couple

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

Recording information: Volume 2197, Page 724, Official Public Records, Panola County, Texas

Property:

All that certain 10.560 acre tract of land, more or less, situated in the G.O'Banion Survey, A-519, Panola County, Texas, and being the same property described in that certain Deed dated March 4, 2010, from Roy D. Tatum and wife, Karen Y. Tatum, to Billy J. Langford, recorded in Volume 1552, Page 588, Official Public Records, Panola County, Texas; said property being more particularly described in Exhibit "A" attached hereto and incorporated herein for all intents and purposes.

County: Panola

Date of Sale (first Tuesday of month): April 7, 2026

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
123 W. Sabine Street
Carthage, Texas 75633

BEING ALL THAT CERTAIN 15.560 ACRE TRACT OF LAND SITUATED IN THE G. O'BANNON SURVEY, ABSTRACT NO. 519 PANOLA COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS CONTAINING 15 ACRES CONVEYED FROM LUCY HOLT AND OTHERS TO TOM HOLT BY WARRANTY DEED, FILED THE 6TH DAY OF DECEMBER, 1943 IN VOLUME 151, PAGE 276 OF THE DEED RECORDS (D.R.) OF PANOLA COUNTY, TEXAS, SAID TRACT ALSO BEING REFERRED TO AS LOT NO. 1 OF THE SUBDIVISION OF THE CYRUS HOLT 100 ACRE TRACT AS RECORDED IN VOLUME 45, PAGE 67 (D.R.). SURVEYOR'S NOTE: A RECORDED DOCUMENT PARTITION OR SUBDIVIDING SAID CYRUS HOLT 100 ACRE TRACT WAS NOT FOUND. SAID 15.560 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the nail set for the southeast corner of said Holt 15 acre tract and said Holt 100 acre tract, being the southwest corner of the S. W. Boykin Estate 50 acre tract as recorded in volume 1097, page 16 of the Official Public Records (O.P.R.) of Panola County, Texas, being the northwest corner of the Sam Allison 113.5 acre tract as recorded in volume 1023, page 393 (O.P.R.), being the northeast corner of the Jean Williams 41 acre tract as recorded in volume 655, page 606 (D.R.) being situated at the intersection of C.R. 224 and C.R. 225, from said rod the triple prong 24 inch pine bears N35°04'E, 36.4 feet;

THENCE along the southerly boundary line of said Holt 15 acre tract and said Holt 100 acre tract with the northerly boundary line of said Williams 41 acre tract the following three courses as follows;

- 1) S68°41'29"W (call S67°W, 1166.67'), at 136 feet passing the intersection of said C.R. 225 with C.R. 2242, continuing on for and overall distance of 256.21 feet to the nail set for an angle point;
- 2) S68°22'20"W, 688.18 feet to the nail set for an angle point;
- 3) S68°49'46"W, 187.02 feet to the nail set for the northwest corner of said Tom Holt 15 acre tract, being the southeast corner of the Paul Holt 15 acre tract (referred to as lot 2 of the subdivision of said Holt 100 acre tract) as recorded in volume 119, page 562 (D.R.), said nail being set at the intersection of the southerly projection of the occupied westerly boundary line of said Tom Holt 15 acre tract and the occupied easterly boundary line of said Paul Holt 15 acre tract with said C.R. 225 and the northerly boundary line of said Williams 41 acre tract;

THENCE along the occupied westerly boundary line of said Tom Holt 15 acre tract with the occupied easterly boundary line of said Paul Holt 15 acre tract N25°42'55"W (call N20°W, 575'), at 23.36 feet passing the 1/2 inch iron rod set for reference on the northerly margin of said C.R. 225 and at the old fence corner post found, continuing on for an overall distance of 609.76 feet to the 1/2 inch iron rod set (basis of bearings) at old fence corner post found for the occupied northwest corner of said Tom Holt 15 acre tract, being the occupied northeast corner of said Paul Holt 15 acre tract, being situated in the occupied southerly boundary line of the residue of said Cyrus Holt 100 acre tract, from said rod the nail set at fence corner post found for the occupied northwest corner of said Paul Holt 15 acre tract and the occupied southwest corner of the residue of said Cyrus Holt 100 acre tract bears S68°32'27"W (call S70°W, 1140'), 962.49 feet;

THENCE along the occupied northerly boundary line of said Tom Holt 15 acre tract with the occupied southerly boundary line of the residue of said Cyrus Holt 100 acre tract N70°00'00"E (call by said Tom Holt 15 acre tract N70°E, 1055.55', basis of bearings), at 1122.68 feet passing the 1/2 inch iron rod set (basis of bearings) for reference on the westerly margin of said C.R. 224 at the old fence corner post found, continuing on for an overall distance of 1155.68 feet to the nail set for the northeast corner of said Tom Holt 15 acre tract, being the southeast corner of the residue of said Cyrus Holt 100 acre tract, being situated in said C.R. 224, said nail being set at the intersection of the easterly projection of the occupied northerly boundary line of said Tom Holt 15 acre tract and the occupied southerly boundary line of the residue of said Cyrus Holt 100 acre tract with said C.R. 225 and the westerly boundary line of said Boykin 50 acre tract;

THENCE along the easterly boundary line of the said Tom Holt 15 acre tract with said C.R. 224 and the westerly boundary line of said Boykin 50 acre tract S23°34'26"E (call S33°E, 577.78'), 578.63 feet to the POINT OF BEGINNING and containing 15.560 acres of land. Of said 15.560 acre tract 1.15 acres being situated within the existing fenced margins of said C.R. 224 and C.R. 225.

EXHIBIT A

LESS AND EXCEPT:

All that certain tract, lot or parcel of land, a part of the G.O. Bannor Survey A-519, Pecos County, TX, and also being part of that certain called 15.560 acre tract of land that is described in a Release of Lien recorded August 6, 2008 from Billy J. Langford to Roy Daniel Tatum, et al, Karen that is recorded in Volume 1460 Page 99 of the Real Property Records of County, Texas; and being more completely described as follows to wit:

Beginning at a Railroad Spike set for corner in the E.B.L. of said tract same being the centerline of County Road # 224, from which a Nail found for corner at the North of said tract, bears North 23 degrees 30 minutes 51 seconds West, 237.03 feet;

Thence South 23 degrees 27 minutes 23 seconds East, along the N.E.B.L. of said tract and the centerline of said County Road # 224 for a distance of 341.59 feet to a Railroad Spike set for corner at the East corner of said tract and at the intersection of said County Road # 224 and County Road # 225;

Thence South 68 degrees 31 minutes 25 seconds West, along the S.E.B.L. of said tract and the centerline of said County Road # 225 for a distance of 510.16 feet to a Railroad Spike set for corner;

Thence North 25 degrees 41 minutes 35 seconds West, across said tract, at 29.99 feet pass a 1/4 inch Iron Rod set for reference and continue for a total distance of 355.52 feet to a 1/4 inch Iron Rod set for corner;

Thence North 70 degrees 38 minutes 40 seconds East, continuing across said tract, at 585.72 feet pass a 1/4 inch Iron Rod set for reference and continue for a total distance of 625.67 feet to the place of beginning containing 5.0000 acres of which 0.6358 acres lies in the R.O.W. of Roads.

LEAVING A REMAINDER HEREIN OF 10.560 ACRES, MORE OR LESS

EXHIBIT A