

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF MISSISSIPPI
COUNTY OF YALOBUSHA
WHEREAS, on January 31, 2024, RONALD RAGGIO, UNMARRIED MAN executed a Promissory Note payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Stockton Mortgage Corporation, its successors and assigns.

WHEREAS, the aforesaid Promissory Note was secured by a Deed of Trust dated January 31, 2024, executed by RONALD RAGGIO, UNMARRIED MAN and recorded in Book 20242, at Page 336 - and as Instrument No 0 - of the records of the Chancery Clerk of Yalobusha County, Mississippi; and which aforesaid Instrument conveys to CROW-MARTIN, Trustee and to Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Stockton Mortgage Corporation, its successors and assigns, as Beneficiary, the hereinafter described property; and

WHEREAS, Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Stockton Mortgage Corporation, its successors and assigns assigned said Deed of Trust to Stockton Mortgage Corporation via an instrument dated April 30, 2025 and recorded in Book 20252, Page 1583 - and as Instrument No. 0 - in the office of the Chancery Clerk of Yalobusha County, Mississippi; and

WHEREAS, Stockton Mortgage Corporation appointed Marinosci Law Group, P.C. as Substitute Trustee in the place of the afore-mentioned original Trustee via an instrument

dated October 28, 2025 and recorded in Book 20252, Page 4441 of the records of the Chancery Clerk of Yalobusha County, Mississippi; and

WHEREAS, default having occurred under the terms and conditions of said promissory note and Deed of Trust and the holder having declared the entire balance due and payable; and

WHEREAS, Marinosci Law Group, P.C., the Substituted Trustee in said Deed of Trust will on January 15, 2026, between the hours of 11:00 a.m. and 4:00 p.m., offer for sale and will sell at public outcry to the highest bidder for cash at the South Front Door, located at Yalobusha County Courthouse, 201 Blackmur Drive, Water Valley, MS 38965, the following described property located and situated in Yalobusha County, Mississippi, to wit:

COMMENCE WHERE THE EAST RIGHT-OF-WAY LINE OF THE I.C.R.R. INTERSECTS THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF ASKEW AVENUE (NOW LAFAYETTE STREET), AS INDICATED BY THE J.W. MERCER MAP, CITY OF WATER VALLEY, MS., ORIGINAL COPY 1869 AND FILED IN THE CHANCERY CLERK'S OFFICE, SECOND JUDICIAL DISTRICT, WATER VALLEY, MS.; RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAFAYETTE STREET A DISTANCE OF 317 FEET 5 INCHES TO AN IRON PIPE BEING RECOGNIZED AS THE POINT OF BEGINNING; RUN SOUTH 6 DEGREES 0 MINUTES WEST A DISTANCE OF 207 FEET 6 INCHES TO AN

IRON PIPE; RUN EAST A DISTANCE OF 114 FEET 5 INCHES TO AN IRON PIPE; RUN NORTH 6 DEGREES 0 MINUTES EAST A DISTANCE OF 207 FEET 6 INCHES TO AN IRON PIPE ON THE SOUTH RIGHT-OF-WAY LINE OF LAFAYETTE STREET; RUN WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAFAYETTE STREET A DISTANCE OF 114 FEET 5 INCHES TO THE POINT OF BEGINNING. (BEING A PART OF LOT NO. 1 EAST OF THE I.C.R.R. IN THE CITY OF WATER VALLEY, SECOND JUDICIAL DISTRICT, YALOBUSHA COUNTY, MS.)

Subject to the rights of way and easement for public roads and public utilities, and to any prior conveyance or reservation of mineral of every kind and character, including but not limited to oil, gas, sand and gravel in or under subject property.

As the undersigned Substituted Trustee, Marinosci Law Group, P.C. will convey only such title as is vested in it under said Deed of Trust.

ORIGINAL SIGNED this 14th day of November, 2025.

Respectfully submitted,
Marinosci Law Group, P.C. as Substituted Trustee for Stockton Mortgage Corporation
16415 Addison Road, Suite 725
Addison, TX 75001

By: /s/ Lexus Collins-Morrison
Lexus Collins- Morrison, Esq.

Publication Dates:
12/25/2025, 01/01/2026, 01/08/2026
THIS INSTRUMENT PREPARED BY:
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300




SHOOTING SPORTS MEETING  **Yalobusha County Shooting Sports**
January Sign up and Safety Training

JANUARY 10, 2026 10AM
THE SIGN UP AND SAFETY MEETING FOR SHOOTING SPORTS WILL BE HELD ON SATURDAY, JANUARY 10, 2026 AT THE MULTIPURPOSE BUILDING AT 10:00. THIS WILL BE A MANDATORY MEETING TO BE ABLE TO PARTICIPATE IN 2026 SHOOTING SPORTS. THANKS TO THE YALOBUSHA BOARD OF SUPERVISORS, WE HAVE A NEW PARKING AREA AT THE RANGE WHICH SHOULD HELP WITH TRAFFIC CONGESTION THIS YEAR.

CLUB DUES PER PARTICIPANT- \$50.00

For more information contact Missy Burney at 662-675-2730 or missy.burney@msstate.edu

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Posted: All Orland Carvan land, now owned by Wendell Carvan, Shirley Carvan Anderson and Linda Carvan Brower is posted against loose dogs, hunting and trespassing. Violations will be reported and prosecuted.
11-13-25—?c

Go to romanroadbibleministry.com. Play ball for Jesus, and prepare for eternity. Read a chapter each day from Romans, and be obedient to what it says. As Phil Robertson says, "I COULD BE WRONG, but I doubt it." 9-16 ?tc

POSTED: All land owned, managed by ROBERT DENLEY is posted against dogs and hunting and all trespassing. \$2,000.00 reward for violators turned in and convicted. 901-351-9178
1-1-25—1-1-26p

POSTED: All land of Sally Stone Trotter is posted against hunting, fishing, trespassing, and woodcutting. Private renters have full authority. W. C. TROTTER, III and IKE STONE TROTTER.
12-31-24-12-31-25p

PLAZA CINEMA

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3RD ANNUAL

DR. MARTIN LUTHER KING, JR. PARADE
IN
BRUCE, MISSISSIPPI

JANUARY 17, 2026

1:45 PM LINE-UP AT BRUCE ELEMENTARY SCHOOL

2:00 PM PARADE START

IF YOU WOULD LIKE TO PARTICIPATE PLEASE

CONTACT ONE OF THE FOLLOWING:

ELLA EZELL 662-542-2398

SHERIDAN CROWLEY 662-800-9219

If raining parade will be January 24, 2026, at the same times listed above.

WE ARE INVITING YOU!

Saturday Night Praise and Worship

Featuring: For Him Ministries
Jason and Sandra Bradley

January 10, 2026 at 5:00 p.m.

Calvary Baptist Church
13460 Hwy 330
Coffeeville, Ms. 38922

A love offering will be collected!

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January Sign up and Safety Training

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