

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF MISSISSIPPI  
COUNTY OF 1ST DISTRICT YALOBUSHA

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated March 8, 2017, executed by BETTY EDWARDS TURNER and TAKISHA CHERRELLE EDWARDS AKA TAKISHA SHERELL EDWARDS conveying certain real property therein described to W. STEWART ROBISON, as Trustee, for DITECH FINANCIAL LLC, Original Beneficiary, to secure the indebtedness therein described, as same appears of record in the Office of the Chancery Clerk of 1st District Yalobusha County, Mississippi filed and recorded April 5, 2017, in Deed Book 20171, Page 752; and

WHEREAS, the beneficial interest of said Deed of Trust was transferred and assigned to U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI; and

WHEREAS, Rubin Lublin, LLC has been appointed as Substitute Trustee; and NOW, THEREFORE, the holder of said Deed of Trust, having requested the undersigned so to do, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee shall, on March 26, 2026 within the lawful hours of sale between 11:00AM and 4:00PM at the Yalobusha County Courthouse, 14400 Main Street, Coffeeville, MS 38922 proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in 1st District Yalobusha County, Mississippi, to wit:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, YALOBUSHA COUNTY, MISSISSIPPI; THENCE RUN NORTH FOR 1.98 FEET; THENCE RUN EAST FOR 131.34 FEET TO A POINT ON THE EAST LINE OF A PUBLIC ROAD; THENCE RUN NORTH 46 DEGREES 53 MINUTES EAST ALONG SAID ROAD FOR 444.76 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 46 DEGREES 53 MINUTES EAST ALONG SAID ROAD FOR 227.92 FEET; THENCE RUN SOUTH FOR 266.04 FEET; THENCE RUN NORTH 56 DEGREES 28 MINUTES WEST FOR 199.59 FEET TO THE POINT OF BEGINNING AND CONTAINING .51 ACRES MORE OR LESS.

30 FOOT SEWER EASEMENT: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, YALOBUSHA COUNTY, MISSISSIPPI; THENCE RUN NORTH FOR 1.98 FEET; THENCE RUN EAST FOR 131.34 FEET TO A POINT ON THE EAST LINE OF A PUBLIC ROAD; THENCE RUN NORTH 46 DEGREES 53 MINUTES EAST ALONG SAID ROAD FOR 414.76 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 46 DEGREES 53 MINUTES EAST ALONG SAID ROAD FOR 30 FEET; THENCE RUN SOUTH 56 DEGREES 28 MINUTES EAST FOR 199.59 FEET; THENCE RUN NORTH 56 DEGREES 28 MINUTES WEST FOR 225.86 FEET TO THE POINT OF BEGINNING AND CONTAINING .14 ACRES MORE OR LESS.

PROPERTY ADDRESS: The street address of the property is believed to be **2882 COUNTY RD 5, TILLATOBA, MS 38961**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control. Title to the above described property is believed to be good, but I will convey only such

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS on October 15, 2019, Michael Jaco executed a Deed of Trust to Edwin P. Embry, Trustee for the use and benefit of Liberty Finance Company, Inc., which Deed of Trust is on file and recorded in the office of the Chancery Clerk of the First Judicial District of Yalobusha County, Mississippi in Book 20191, Page 2327; and

WHEREAS on March 12, 2021, Michael Jaco executed a Deed of Trust to Edwin P. Embry, Trustee for the use and benefit of Liberty Finance Company, Inc., which Deed of Trust is on file and recorded in the office of the Chancery Clerk of the First Judicial District of Yalobusha County, Mississippi in Book 20211, Page 427;

WHEREAS, default having been made in the terms and conditions of said Deeds of Trust, and the entire debt secured thereby having been declared to be due and payable, and

WHEREAS, under the power and authority granted Liberty Finance Company, Inc., by the above mentioned Deeds of Trust, as Owner of said Deeds of Trust and the indebtedness secured by the same, Liberty Finance Company, Inc. has nominated and appointed R. Adam Kirk as Substitute Trustee in the place and stead of Edwin P. Embry. Said Substitution of Trustee being dated December 17, 2025, filed and recorded on December 24, 2025 in Book 20251, Page 3622.

WHEREAS, Liberty Finance Company, Inc. has requested the undersigned Substitute Trustee execute said Deeds of Trust and sell said real property in accordance with the terms of said Deeds of Trust, for the purpose of raising the sums due thereunder, together with attorney's fees, substitute trustee's fees and expenses of sale.

NOW, THEREFORE, I R. Adam Kirk, Substitute Trustee, will on the 27 th day of March, 2026, offer for sale, at public outcry, and will sell, during legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the main East door of the Courthouse of Yalobusha County, in Coffeeville, Mississippi, to the highest and best bidder for cash, the following described real property lying and being situated in the First Judicial District of Yalobusha County, Mississippi, to wit:

**Beginning at a stake 50 feet from a trestle on the Illinois Central Railroad, in the town of Tillatoba, thence due East 35 yards to a stake, thence due North to a point due East of B.B. Brown's S.E. corner; thence due West to and with the said B.R. Brown's line to his S.W. corner, thence due South to Right of Way of Illinois Central Railroad, thence with said railroad right of way to a point of beginning, all in the SE ¼ of Section 32, Township 25, Range 4 East. Being the same property as described in those Deeds recorded in Book 1, Page 54, Book D-39, Page 333, Book D-14, Page 355 and Book D-16, Page 267 of the Land Deed Records for the First Judicial District of Yalobusha County, Mississippi, whether hereinabove correctly described or not. Including one mobile home.**

title as is vested in me as Substitute Trustee.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Rubin Lublin, LLC  
3145 Avalon Ridge Place, Suite 100  
Peachtree Corners, GA 30071  
rlselaw.com/property-listing  
Tel: (877) 813-0992  
Fax: (470) 508-9401

PUBLISH: 01/15/2026, 03/05/2026, 03/12/2026, 03/19/2026

**TRUSTEE'S NOTICE OF SALE**

WHEREAS, SGGGS, INC. executed a Deed of Trust to Malcolm D. McAuley, III, Trustee, for the benefit of First Choice Bank, Pontotoc Mississippi, dated February 7, 2024, and recorded as Book 20241 Page 160, in the Office of the Chancery Clerk of the First Judicial District of Yalobusha County, Mississippi; and

WHEREAS, default has been made in the payment of the indebtedness secured by the Deed of Trust mentioned hereinabove and recorded as Book 20241 Page 160; and

WHEREAS, the holder of the Note and Deed of Trust having requested the undersigned Trustee so to do, will on the 27th day of March, 2026, offer for sale at public outcry and sell during the legal hours of 11:00 o'clock a.m. and

4:00 o'clock p.m. at the North door of the First Judicial District of Coffeeville County Courthouse, in Yalobusha County, Mississippi, for cash to the highest and best bidder, the following described land and property lying and being situated in Yalobusha County, Mississippi, and more particularly described as follows, to wit:

The land described as:

4.50 acres, more or less, lying and being in the Southeast Quarter of the Southeast Quarter of Section 13, Township 24 North, Range 7 East, described as follows, to-wit: Commencing at USA Monument Number 184 at the Southeast corner of said Section 13; run thence South 89 degrees 33 minutes 38 seconds West a distance of 702.55 feet to the point of beginning.

From said point of beginning, run thence South 89 degrees 39 minutes 16 seconds West a distance of 355.12 feet to the point on the public road (referenced by an iron pin 8.44 feet North); thence North 00 degrees 56 minutes 56 seconds West a distance of 626.10 feet to an iron pipe on the South R.O.W. of the Old M and SD Railroad; thence North 65 degrees 50 minutes 00 seconds East along said R.O.W. a distance of 305.78 feet to an iron pipe; thence South a distance of 551.57 feet to an iron pipe; thence South 24 degrees 18 minutes 28 seconds East a distance of 209.90 feet to the point of beginning.

SUBJECT TO: Road Right-of-Ways and Easements for public utilities now in existence, and mineral reservations and conveyances if any, of record.

TOGETHER WITH ALL BUILDING, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING.

I will convey only such title as is vested in me as Trustee. WITNESS MY SIGNATURE, on this the 20th day of February, 2026.

/s/ Malcolm D. McAuley, III  
MALCOLM D. McAULEY, III  
Trustee  
MS State Bar No. 8596

Publish: March 5, 12, 19, 26, 2026

I will convey only such title as vested in me as Substitute Trustee.

Witness my signature this the 24 th day of February, 2026.

/s/ R. Adam Kirk  
R. Adam Kirk, MSB# 101240  
Substitute Trustee

Publish:  
March 5, 12, 19, and 26, 2026  
OF COUNSEL:

R. Adam Kirk, MSB #101240  
Daly• Kirk, PLLC  
1320A Sunset Drive (38901)  
Post Office Box 1069  
Grenada, Mississippi 38902  
662.226.3500 (t)  
662.228.4501 (f)

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Spring Foward  
Saturday Before  
Going To Bed.  
Daylight Savings  
Time Begins At  
2 A. M. Sunday  
March 8, 2026**



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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

**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



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