

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



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



All of our crews stay prepared year-round by maintaining our power lines, clearing the rights-of-way, and monitoring weather conditions. When storms roll through, our crews roll out—working safely and quickly to restore power to our members.

At TVEPA, we're more than your power provider—we're your neighbors, committed to serving our community in every season.

Stay Weather Aware & Be Prepared:

- Keep phones charged
- Report outages promptly
- Stay clear of downed power lines
- Follow local weather alerts and updates
- Have a Plan B for medical needs

To Report an Electric Outage

- TVEPA Smartphone App
- Website at tvepa.com
- Call 662-563-4742

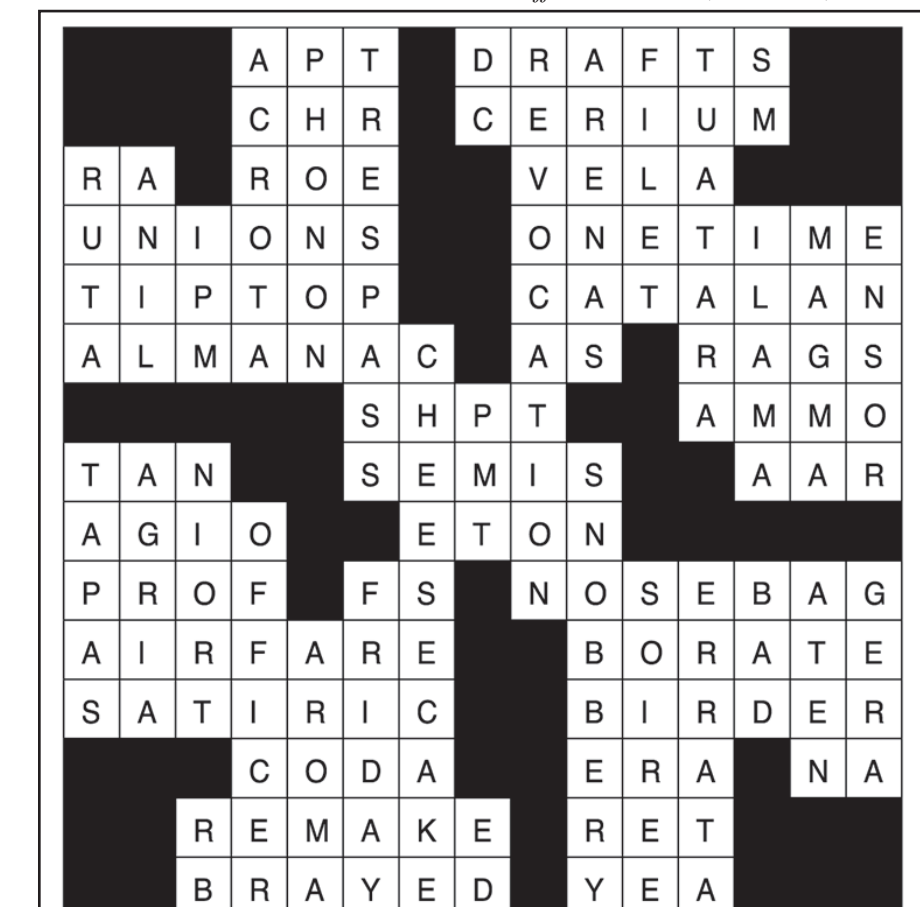


250 Power Drive
 Batesville, MS 38606
 662-563-4742
tvepa.com

PUZZLE TIME

ANSWER:

3	7	8	4	9	5	6	2	1
6	4	5	7	1	2	9	8	3
9	2	1	3	6	8	7	4	5
2	3	4	5	7	1	8	6	9
1	9	6	8	4	3	5	7	2
5	8	7	6	2	9	1	3	4
7	1	9	2	3	6	4	5	8
4	5	3	1	8	7	2	9	6
8	6	2	9	5	4	3	1	7



**See
 Puzzles
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