

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 August 20, 1986, executed by MATTIE T. MISTER AKA MATTIE MISTER conveying certain real property therein described to CARY C. LEDBETTER, as Trustee, for UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, 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 August 20, 1986, in Deed Book 88, Page 114; and

WHEREAS, the beneficial interest of said Deed of Trust was transferred and assigned to UNITED STATES OF AMERICA, ACTING THROUGH THE UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE (RHS) OR SUCCESSOR AGENCY, FORMERLY FARMERS HOME ADMINISTRATION; 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 May 7, 2026 within the lawful hours of sale between 11:00AM and 4:00PM at the north door of the Courthouse 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:

1.0 ACRE, MORE OR LESS, IN THE SW1/4 OF SECTION 28, T25N, R6E IN THE FIRST JUDICIAL DISTRICT, YALOBUSHA COUNTY, MISSISSIPPI, SAID PROPERTY BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES 86.56 FT. NORTH AND 1208.37 FT. WEST OF THE SOUTHEAST CORNER OF THE SW1/4 OF SAID SECTION 28, PROCEED THENCE ALONG THE WEST R.O.W. LINE OF MISSISSIPPI HWY 7, S 22° 50' E FOR 119.96 FT., THENCE N 88° 49' W FOR 543.91 FT. TO THE CENTER OF DURDEN CREEK, THENCE ALONG DURDEN CREEK, N 3° 11' W FOR 96.41 FT., THENCE N 89° 39' E FOR 502.60 FT. TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: The street address of the property is believed to be **15313 COUNTY ROAD 436, COFFEEVILLE, MS 38922**. 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. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

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
rslaw.com/property-listing
Tel: (877) 813-0992 Fax: (470) 508-9401
PUBLISH: 04/09/2026, 04/16/2026, 04/23/2026,
04/30/2026

Friends of Coffeeville Public Library
Patriotic Picnic Table Raffle
\$10 for a chance to win
American Flag Picnic Table



- All proceeds will go to benefit Coffeeville Public Library.
- Drawing will be held May 1, 2026, on Facebook Live.
- Winner will be contacted for pickup or delivery in the county.

Contact Debbie Brooks (deb_ox@hotmail.com) or Lisa Kimbrough (lsakimbrough13@gmail.com) with questions or to purchase raffle tickets.
Cash/ Venmo only. Venmo: Debbie Brooks




FOURTH ANNUAL
SEED & PLANT SWAP
Thursday, April 30, 4:00 - 6:00 PM
Coffeeville Public Library
14432 Main Street, Coffeeville MS (662) 675-8822
This event is free and open to the public. Bring seeds and plants to swap. In the event of rain, the event will be moved to FBC Family Life Center.
Sponsors: Friends of the Library & Coffeeville Public Library

- Door Prizes.
- Kids' Crafts.
- Cooking demo by Pamela Redwine.
- Master Gardeners on site.
- Friends' Patriotic Picnic Table raffle.



IN THE CHANCERY COURT OF THE FIRST JUDICIAL DISTRICT
OF YALOBUSHA COUNTY, MISSISSIPPI

ESTATE OF J.T., DECEASED
CAUSE NO. 26-CV-17 PL
BILLY SCOTT MARTIN, EXECUTOR
NOTICE TO CREDITORS

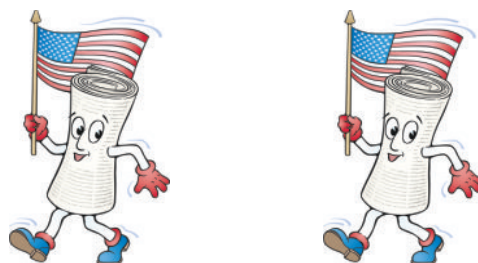
Letters Testamentary having been granted on the 24 th day of March, 2026, by the Chancery Court of the First Judicial District of Yalobusha County, Mississippi, to the undersigned upon the estate of J.T. MARTIN, deceased, NOTICE is hereby given to all persons having claims against said estate to present the same to the clerk of said court for probate and registration, according to law, within ninety (90) days from the date, of the first publication of this notice or they will be forever barred.

This the 24th day of March, 2026.

/s/ Billy Scott Martin
BILLY SCOTT MARTIN

KEETON & EMBRY, P.A.
Post Office Box 666
Grenada, Mississippi 38902-0666
601-226-1291
By */s/ Phil Embry*
PHIL EMBRY

Publication Dates: April 9, 16, and 23, 2026



IN THE CHANCERY COURT OF THE FIRST JUDICIAL DISTRICT
OF YALOBUSHA COUNTY, MISSISSIPPI

ESTATE OF SARAH BETH MARTIN, DECEASED
CAUSE NO. 26-CV-16VD
BILLY SCOTT MARTIN, EXECUTOR
NOTICE TO CREDITORS

Letters Testamentary having been granted on the 4 th day of March, 2026, by the Chancery Court of the First Judicial District of Yalobusha County, Mississippi, to the undersigned upon the estate of SARAH BETH MARTIN, deceased, NOTICE is hereby given to all persons having claims against said estate to present the same to the clerk of said court for probate and registration, according to law, within ninety (90) days from the date, of the first publication of this notice or they will be forever barred.

This the 4th day of March, 2026.

/s/ Billy Scott Martin
BILLY SCOTT MARTIN

KEETON & EMBRY, P.A.
Post Office Box 666
Grenada, Mississippi 38902-0666
601-226-1291
By */s/ Phil Embry*
PHIL EMBRY

Publication Dates: April 9, 16, and 23, 2026



BEHIND THE SWITCH

It feels simple—just a flip of a switch, and the lights come on. But long before that moment, there's a story unfolding behind the scenes. Crews are out at sunrise, climbing poles, inspecting lines, and working mile after mile to keep power moving. When storms roll through, they head straight into the wind and rain, repairing damage and restoring what's been lost. Every connection tightened, every line repaired, every upgrade made—it all leads to that quiet moment when you flip the switch and everything just works.



LINEMEN APPRECIATION MONTH

"To all our linemen, past and present, we sincerely thank you for your dedication and service to our members and to one another!" - Your TVEPA Family



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

H	E	R	A		M	O	M	O	T		E	B	A	N	
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