**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 December 6, 1984, executed by ROBERTA L. JACKSON conveying certain real property therein described to WILLIAM A. WILSON, 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 December 6, 1984, in Book 83, Page 389; 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 June 18, 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:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF YALOBUSHA, MISSISSIPPI: BEGINNING ON THE EAST-WEST MID-SECTION LINE AT A POINT LOCATED 1100.46 FEET EAST OF THE MIDDLE OF THE E1/2 OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, FIRST JUDICIAL DISTRICT, YALOBUSHA COUNTY, MISSISSIPPI RUN THENCE N00°03`W A DISTANCE OF 512.49 FEET TO THE SOUTH BOUNDARY OF A CERTAIN GRAVEL ROAD; THENCE RUN ALONG THE SOUTH BOUNDARY OF THE SAID ROAD AS FOLLOWS: S44°56`W, FOR 82.44 FEET; S40°04`W, FOR 99.24 FEET; S41°36`W, FOR 7.48 FEET; THENCE RUN SOUTH, 372.69 FT. TO THE U.S.E.D. PROPERTY LINE; THENCE N89°57`E ALONG SAID PROPERTY LINE 127.5 FT. TO THE POINT OF BEGINNING INCLOSING 1.3 ACRES MORE OR LESS IN THE NE1/4 OF THE SAID SECTION 18.

PROPERTY ADDRESS: The street address of the property is believed to be 357 COUNTY ROAD 184, 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
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## 2025 Annual Drinking Water Quality Report
## Town of Coffeeville
## PWS#: 0810002
## May 2026

We're pleased to present to you this year's Annual Quality Water Report. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water.

The Town of Coffeeville works around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.

Please share this information with anyone who drinks this water (or their guardians), especially those who may not have received the report directly (for example, people in apartments, nursing homes, schools, and businesses).

**Contact & Meeting Information**
If you have any questions about this report or concerning your water utility, please contact Carter Brandon, Operator, at 662.675.2553. We want our valued customers to be informed about their water utility. If you want to learn more, please attend the meeting scheduled for the second Monday of each month at 6:00 PM at City Hall.

**Source of Water**
Our water source is from wells drawing from the Lower Wilcox Aquifer. The source water assessment has been completed for our public water system to determine the overall susceptibility of its drinking water supply to identify potential sources of contamination. A report containing detailed information on how the susceptibility determinations were made has been furnished to our public water system and is available for viewing upon request. The wells for our system have received a moderate susceptibility ranking to contamination.

**Period Covered by Report**
We routinely monitor for contaminants in your drinking water according to federal and state laws. This report is based on results of our monitoring period of January 1st to December 31st, 2025. In cases where monitoring wasn't required in 2025, the table reflects the most recent testing done in accordance with the laws, rules, and regulations.

As water travels over the surface of land or underground, it dissolves naturally occurring minerals and, in some cases, radioactive materials and can pick up substances or contaminants from the presence of animals or from human activity; microbial contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife; inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm-water runoff, industrial, or domestic wastewater discharges, oil and gas production, mining, or farming; pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm-water runoff, and residential uses; organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations and septic systems; radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities. In order to ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. It's important to remember that the presence of these contaminants does not necessarily indicate that the water poses a health risk.

We are required to monitor your drinking water for specific contaminants on a monthly basis. Results of regular monitoring are an indicator of whether or not our drinking water meets health standards.

In addition to the contaminants listed in the table, we tested for additional chemicals for which the state and EPA have set standards. We found no detectable levels of those chemicals.

**Violations**
Our system had no violations. We're proud that your drinking water meets or exceeds all Federal and State requirements.

**Lead Educational Statement**
Lead can cause serious health problems, especially for pregnant women and your children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Our water system is responsible for providing high quality drinking water and removing lead pipes, but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute accredited certifier to reduce lead in drinking water. If you are concerned about lead in your water and wish to have your water tested, contact our water system. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure are available at https//www.epa.gov/safewater/lead.






Our system has completed the Lead Service Line Inventory, and no lead lines were found. The methods used to make that determination were visual inspections, water operator knowledge and archived records. This inventory report is available for viewing at our office upon request.

All sources of drinking water are subject to potential contamination by substances that are naturally occurring or man-made. These substances can be microbes, inorganic or organic chemicals and radioactive substances. All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1.800.426.4791.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline 1.800.426.4791.

### TEST RESULTS

| Contaminant | Violation Y/N | Date Collected | Level Detected | Range of Detects or # of Samples Exceeding MCL/ACL | Unit Measure-ment | MCLG | MCL | Likely Source of Contamination |
|---|---|---|---|---|---|---|---|---|
| **Inorganic Contaminants –** Salts and metals which can occur naturally in the soil or groundwater or may result from urban stormwater runoff. Industrial or domestic wastewater discharges, oil and gas production, mining, or farming. | | | | | | | | |
| 10. Barium | N | 2025 | .0095 | No Range | ppm | 2 | 2 | Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits |
| 13. Chromium | N | 2025 | 1.1 | No Range | ppb | 100 | 100 | Discharge from steel and pulp mills; erosion of natural deposits |
| 14. Copper | N | 2021/23* | .2 | 0 | ppm | 1.3 | AL=1.3 | Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives |
| 16. Fluoride | N | 2025 | .106 | No Range | ppm | 4 | 4 | Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories |
| 17. Lead | N | 2021/23* | 2 | 0 | ppb | 0 | AL=15 | Corrosion of household plumbing systems, erosion of natural deposits |
| 20. Nitrite (as Nitrogen) | N | 2025 | .0281 | .02 - .0281 | ppm | 1 | 1 | Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits |
| Sodium | N | 2023* | 70.7 | 62.2 – 63.6 | ppm | 20 | | Road Salt, Water Treatment Chemicals, Water Softeners and Sewage Effluents. |
| **Disinfection By-Products –** Substances formed when disinfectants, like Chlorine, used to treat drinking water react with naturally occurring materials in the water. | | | | | | | | |
| 82. TTHM [Total trihalomethanes] | N | 2025 | 2.6 | No Range | ppb | 0 | 80 | By-product of drinking water chlorination. |
| Chlorine | N | 2025 | 1.3 - RAA | .5 – 2.2 | mg/l | 0 | MRDL = 4 | Water additive used to control microbes |

** Most recent sample. No sample required for 2025.*

Sodium. EPA recommends that drinking water sodium not exceed 20 milligrams per liter (mg/L). Excess sodium from salt in the diet increases the risk of high blood pressure and cardiovascular disease.

**Terms and Abbreviations**
In the table you may find unfamiliar terms and abbreviations you might not be familiar with. To help you better understand these terms we've provided the following definitions:

*Action Level (AL)* : The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

*Maximum Contaminant Level (MCL)*: The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

*Maximum Contaminant Level Goal (MCLG)*: The "Goal"(MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

*Maximum Residual Disinfectant Level (MRDL)*: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary to control microbial contaminants.

*Maximum Residual Disinfectant Level Goal (MRDLG)*: The level of a drinking water disinfectant below which there is no known or expected risk of health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

*Parts per billion (ppb) or micrograms per liter (ug/L)*: one part by weight of analyte to 1 billion parts by weight of the water sample.

*Parts per million (ppm) or Milligrams per liter (mg/l)*: one part by weight of analyte to 1 million parts by weight of the water sample.

*RAA*: Running Annual Average


# HOW TO RECOGNIZE A PIPELINE LEAK

Using your sense of smell, site and hearing may alert you to the presence of natural gas. Key use:

**LOOK**

*A damaged connection to a gas appliance.

*Dirt or water being blown in the air.

*Dead or dying vegetation (in the moist area) near the pipeline.

*A fire or explosion near a pipeline.

*Exposed pipeline after an earthquake, fire, flood, or a disaster of any type.

**LISTEN**


*An unusual sound, such as hissing, whistleing, or an appliance.

**SMELL**


*The distinctive odor of a pungent gas smell.

*Some people may not be able to detect the odor due to diminished sense of smell, cause by smoking, sickness or sinus defects. Olfactory fatigue is a temporary inability to detect the odor due to prolonged exposure to the odorant put in natural gas for early detection. Other factors that may attribute to a masking of the odorant can be cooking fumes, damp musty or chemical odors. Also certain conditions in pipe and soils can be masked the odorant and is reffered to as "ODOR FADE".

**Oakland/Yalobusha Natural Gas District**
**662-623-5005**