

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on May 30, 2019, Travis Vollbracht executed a Deed of Trust to Charles J. Pignuolo, as Trustee for the benefit of BancorpSouth Bank, now The Huntington National Bank as successor by merger to Cadence Bank, which is recorded in Book 20191 at Page 1038 as modified by instrument recorded in Book 20211 at Page 431 in the office of the Chancery Clerk of the First Judicial District Yalobusha County, Mississippi; and

WHEREAS, Underwood Law Firm PLLC has been duly appointed as Substituted Trustee by instrument recorded in Book 20261 at Page 1436 in the office of the Chancery Clerk of the First Judicial District Yalobusha County, Mississippi; and

WHEREAS, default has been made in the payment and performance of the obligations secured by the Deed of Trust and The Huntington National Bank the holder of the indebtedness and the beneficiary under the Deed of Trust, has declared the entire balance due and payable and has requested the undersigned Substituted Trustee to sell the property under the power of sale contained in the Deed of Trust.

NOW, THEREFORE, Underwood Law Firm PLLC, as Substituted Trustee under the Deed of Trust, will on June 25, 2026, within legal hours (between 11:00 a.m. and 4:00 p.m.), at the main front door of the Yalobusha County Courthouse in Coffeeville, Mississippi, offer for sale at public outcry to the highest bidder for cash the following described property situated in the First Judicial District Yalobusha County, Mississippi, being the same property described in the Deed of Trust:

A part of the Northwest quarter of the Southwest quarter of Section 26, Township 25 North, Range 6 East of the First Judicial District of Yalobusha County, Mississippi, containing 4.1 acres, and being more particularly described as follows:

Begin at the northeast corner of a 4 acre tract of the Betty Byford Estate, as recorded in Book 20141 at Page 1492, located 82 feet South and 950.5 feet East of an axle at the Northwest corner of the Southwest Quarter of Section 26, Township 25 North, Range 6 East and run along the center of an old road bed and the North line of a description of tract 2 as recorded in Book 20141 at Page 775 the following: North 81 degrees, 19 minutes, 44 seconds East 175.09 feet; thence North 83 degrees, 23 minutes, 05 seconds East 194.38 feet; thence North 86 degrees, 17 minutes, 18 seconds East 147.57 feet, thence South 88 degrees, 51 minutes, 32 seconds East 272.92 feet to west right of way of County Road 212; thence along the road South 35 degrees, 15 minutes, 03 seconds West 158.30 feet; thence South 34 degrees, 32 minutes, 24 seconds West 221.72 feet; thence South 31 degrees, 18 minutes, 47 seconds West 116.54 feet; thence leaving the road; North 59 degrees, 27 minutes, 57 seconds West 590.55 feet to the east line of the four acre tract of the Betty Byford Estate; thence North 0 degrees, 00 minutes, 45 seconds West 58.54 feet to the Point of Beginning.

This property is subject to a prescriptive easement along a driveway leading to a house located to the North of this property.

The property will be conveyed only as title is vested in the Substituted Trustee without warranty. The sale is subject to prior liens, unpaid taxes, easements, and matters of record.

UNDERWOOD LAW FIRM PLLC  
Substituted Trustee  
By: /s/ Andrew R. Wilson

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on November 22, 2022, Shanna Renee Gatlin aka Shanna Gatlin, a single person, executed a Deed of Trust to Tim Williams, Trustee for 21st Mortgage Corporation, Lender, which Deed of Trust was recorded in the office of the Chancery Clerk of Yalobusha County, Mississippi in Book 20221 at Page 2283; and,

WHEREAS, 21st Mortgage Corporation, the present owner of the indebtedness and holder of the above described Deed of Trust, appointed Jeff D. Rawlings in the place and stead of Tim Williams, or any subsequently appointed substituted trustee, said Substitution of Trustee being recorded in the office of the Chancery Clerk of said County in Book 20261 at Page 1539; and,

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, 21st Mortgage Corporation, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale.

NOW, THEREFORE, I, Jeff D. Rawlings, Substituted Trustee in said Deed of Trust, will on the 10th day of July, 2026, offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the Yalobusha County Courthouse, located at 14400 Main Street, Coffeeville, Mississippi to the highest and best bidder for cash the following described property situated in Yalobusha County, State of Mississippi, to-wit:

THIS PROPERTY IS A FRACTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 6 EAST, YALOBUSHA COUNTY, MISSISSIPPI. THIS PROPERTY CONTAINS 3.146 ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

BEGINNING AT AN EXISTING 1/2" IRON PIN BEING LOCATED 3430.28 FEET EAST OF AND 996.47

FEET SOUTH OF AN EXISTING 2" IRON PIPE BEING ACCEPTED AS THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29; RUN THENCE SOUTH 32°21'30" EAST A DISTANCE OF 237.48 FEET TO AN EXISTING CONCRETE RIGHT OF WAY MARKER ON THE WEST RIGHT OF WAY OF COUNTY ROAD #436; THENCE ALONG SAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 126.21 FEET, WITH A RADIUS OF 1046.14 FEET, WITH A CHORD BEARING OF SOUTH 01°27'18" EAST, WITH A CHORD LENGTH OF 126.14 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 89°56'06" WEST LEAVING SAID RIGHT OF WAY A DISTANCE OF 535.52 FEET TO A 1/2" IRON PIN SET ON THE EAST RIGHT OF WAY OF MISSISSIPPI HIGHWAY #7; THENCE NORTH 26°53'54" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 5.70 FEET TO AN EXISTING CONCRETE RIGHT OF WAY MARKER; THENCE NORTH 25°29'54" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 305.00 FEET TO AN EXISTING CONCRETE RIGHT OF WAY MARKER; THENCE NORTH 22°38'54" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 61.20 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 87°47'38" EAST LEAVING SAID RIGHT OF WAY A DISTANCE OF 247.95 FEET TO THE POINT OF BEGINNING. ALL BEARINGS ARE DETERMINED BY SOLAR OBSERVATION.

This sale includes a 2023 JESS Manufactured Home, Serial no. JH2W0514TX23BA

I WILL CONVEY only such title as is vested in me as Substituted Trustee.

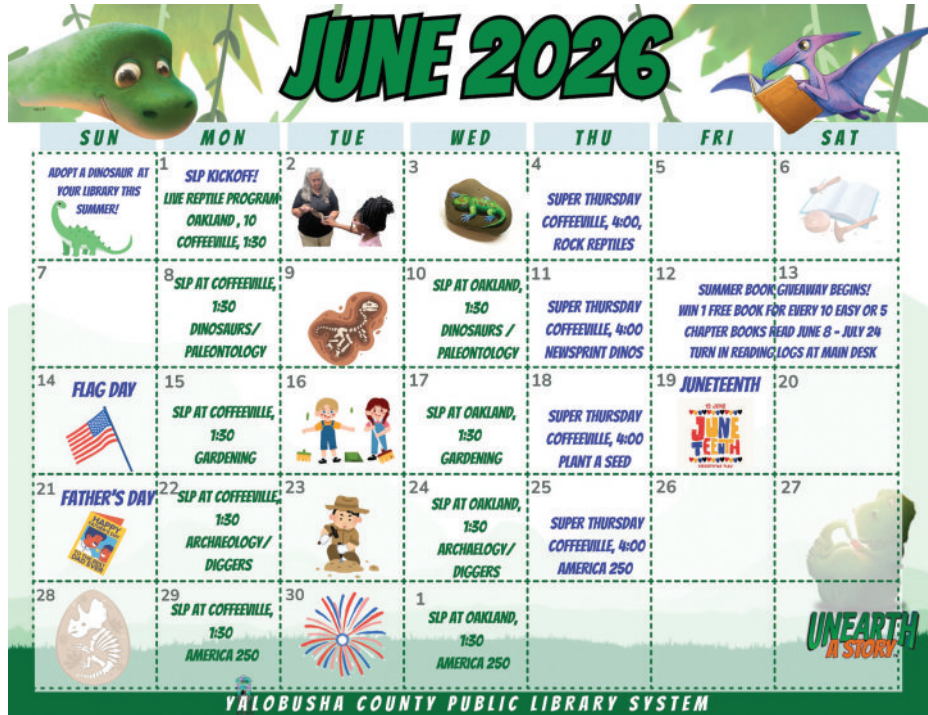
WITNESS MY SIGNATURE, this the 4th day of June, 2026.

/s/ Jeff D. Rawlings

Jeff D. Rawlings, Substituted Trustee for 21st Mortgage Corporation

Dates of Publication: June 18, 25, July 2, 9, 2026

Jeff Rawlings  
Rawlings & MacInnis, P.A.  
P.O. Box 1789  
Madison, Ms. 39130  
601-898-1180



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

IN THE MATTER OF THE ESTATE OF  
BARBARA P. GRIFFIN

CAUSE NO. 26-CV-33(ML)

SHANA BAUER

PETITIONER

**NOTICE TO CREDITORS**

Letters Testamentary having been granted to the undersigned, by the Chancery Court of Yalobusha County, Mississippi, First Judicial District, in Cause No. 26-CV-33(ml) on the 6th day of May 2026, and issued to the undersigned by the Clerk of said Court on the 6th day of May 2026; you are hereby given notice that you must present your claim, or claims against said estate to the Clerk of said Court, Yalobusha County Courthouse, Coffeeville, Mississippi, for probate and registration according to the law within ninety (90) days from the date of the first publication of this notice which is June 11, 2026 ; and you are further given notice that if your claim, or claims, is not registered and probated within said time, it will be forever barred.

This the 3rd day of June, 2026.

By: /s/ Shana Bauer

Shana Bauer, Petitioner

Estate of Barbara P. Griffin,

Deceased

Publication Dates: June 11, 18, and 25, 2026.

