

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

**WHEREAS**, on November 12, 1984 Jake Seward and Lizzie Seward, his wife, executed a Deed of Trust to Joseph L. Fulcher, Farmers Home Administration Supervisor in and for Choctaw County, Mississippi, Trustee for the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, which deed of trust is recorded in Land Mortgage Book 94 at page 532 in the office of the Chancery Clerk of Choctaw County, Mississippi; and

**WHEREAS**, the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, the holder of said Deed of Trust and Note secured thereby, substituted J. Tyler McCaughn as Trustee therein as authorized by the terms thereof by instrument dated September 17, 2018, and recorded in Book 221, Page 789, in the office of the Choctaw County Chancery Clerk; and

**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 in accordance with the terms in said Deeds of Trust and the legal holder of said indebtedness, the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, having requested the undersigned, as Substituted Trustee, to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expenses of sale.

**NOW, THEREFORE**, I, J. TYLER MCCAUGHN, Substituted Trustee in said Deeds of Trust, will, on the 4<sup>th</sup> day of December, 2018, offer for sale and will sell at public outcry to the highest bidder for cash, within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) at the North front door of the Choctaw County Courthouse in Ackerman, Mississippi, the following described property lying and being situated in the County of Choctaw, State of Mississippi, to-wit:

**DESCRIPTION OF SUBJECT PROPERTY:**

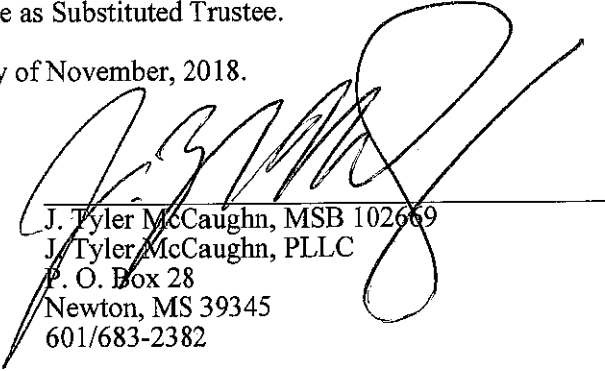
Commencing at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 19, Township 17 North, Range 10 East, and run thence North for 417 feet to the Southwest corner of this parcel of land and the **POINT OF BEGINNING** of this description and the land herein conveyed; run thence North for 375 feet, and corner; run thence East for 170 feet to a point on the West line of the County Public Road there situated known and referred to as the "Seward Road", and there corner; run thence South 12 Degrees West for 383.5 feet along the West boundary line of said Public Road, and there corner; run thence West for 90 feet to the point of beginning; being a part of the SE 1/4 of the SE 1/4 of Section 19, Township 17 North, Range 10 East, and containing one (1) acre, more or less, together with all buildings and improvements situated thereon, in Choctaw County, Mississippi.

**SUBJECT TO THE FOLLOWING:**

1. Rights of parties in possession, deficiency in quantity of land, location of boundary lines, overlaps, boundary line disputes, rights-of-way and/or easements for roads, power and utility lines, if any, unrecorded servitudes or easements, and any matters not of record which would be disclosed by an accurate survey or competent inspection of the property and easements or other uses of subject property not visible from the surface.
  
2. A Coal Lease dated 8-6-75, executed by Jake Seward and wife, Lizzie Seward, as Lessors, to Phillips Petroleum Company, as Lessee, filed for record at 10:00 o'clock a.m. on 9-10-75, and duly recorded in Oil, Gas and Mineral Lease Book 13 on Pages 78-79, which instrument is for a primary term of 25 years from and after the date thereof.  
  
A foregoing lease was, by a written instrument of assignment dated 2-4-84, assigned by Phillips Petroleum Company to Phillips Coal Company, filed for record at 10:00 o'clock a.m. on 4-5-82, and duly recorded in Oil, Gas and Mineral Lease Book 20 on Pages 560-487.
  
3. An Oil, Gas and Mineral Lease dated 10-28-82, executed by Jake Seward and wife, Lizzie Seward, as Lessors, to Amoco Production Company, as Lessee, filed for record at 10:00 o'clock a.m. on 12-27-82, and duly recorded in Oil, Gas and Mineral Lease Book 22 on Pages 725-726.

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

WITNESS MY SIGNATURE, this the 1<sup>st</sup> day of November, 2018.



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J. Tyler McCaughn, MSB 102669  
J. Tyler McCaughn, PLLC  
P. O. Box 28  
Newton, MS 39345  
601/683-2382

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

**WHEREAS**, on November 21, 1988 MS. Johnnie M. Lilley, a single woman, executed a Deed of Trust to Joseph L. Fulcher, Choctaw County, Mississippi, Farmers Home Administration Supervisor, Trustee for the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, which deed of trust is recorded in Land Mortgage Book 105 at page 178 in the office of the Chancery Clerk of Choctaw County, Mississippi; and

**WHEREAS**, the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, the holder of said Deed of Trust and Note secured thereby, substituted J. Tyler McCaughn as Trustee therein as authorized by the terms thereof by instrument dated September 17, 2018, and recorded in Book 221, Page 787, in the office of the Choctaw County Chancery Clerk; and

**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 in accordance with the terms in said Deeds of Trust and the legal holder of said indebtedness, the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, having requested the undersigned, as Substituted Trustee, to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expenses of sale.

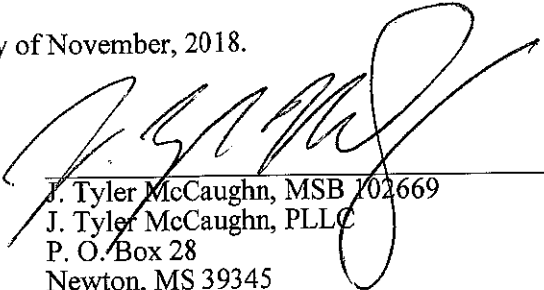
**NOW, THEREFORE**, I, J. TYLER MCCAUGHN, Substituted Trustee in said Deeds of Trust, will, on the 4<sup>th</sup> day of December, 2018, offer for sale and will sell at public outcry to the highest bidder for cash, within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) at the North front door of the Choctaw County Courthouse in Ackerman, Mississippi, the following described property lying and being situated in the County of Choctaw, State of Mississippi, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 7 North, Range 11 East, run thence South for a distance of 242.5 feet; run thence West for a distance of 39.6 feet to a point on the West line of the McGee-Thompson Public Road, which point is the Northeast corner and POINT OF BEGINNING of the description of the parcel of land herein conveyed; thence from said POINT OF BEGINNING continue West for a distance of 300 feet, and there CORNER; thence run South for a distance of 168.2 feet, and there CORNER; thence run East for a distance of 218 feet to a point on the West line of the aforesaid McGee-Thompson Public Road, and there CORNER; thence return North 26 degrees 05 minutes East along this said West line of the aforesaid McGee-Thompson Public Road for a distance of 188.3 feet to the Northeast corner and POINT OF BEGINNING of the description of the parcel of land herein conveyed, which said parcel of land is a part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 31, Township 17 North, Range 11 East, County of Choctaw, State of Mississippi, and contains one (1) acre, more or less, together with all

buildings and improvements located and/or situated in and upon said parcel of land.

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

WITNESS MY SIGNATURE, this the 1<sup>st</sup> day of November, 2018.



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J. Tyler McCaughn, MSB 102669  
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Newton, MS 39345  
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