

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on July 2, 1992, Gladys B. Brown, executed a Deed of Trust to Mark Hatcher, Leake County Farmers Home Administration Supervisor, Trustee for the benefit of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, which Deed of Trust is recorded in Mortgage Book OR, Page 520, in the office of the Chancery Clerk of Leake 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 Mortgage Book ZP, Page 322, in the office of the Leake County Chancery Clerk; and

WHEREAS, default having been made in the terms and conditions of said Deed(s) 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, 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(s) 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 Deed(s) of Trust, will, on the 4th 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 South front door of the Leake County Courthouse in Carthage, Mississippi, the following described property lying and being situated in the County of Leake, State of Mississippi, to-wit:

One (1) acre, more or less, in Leake County, Mississippi, lying on the East side of a county public road and situate in and part of the East ½ of NW 1/4 of NE 1/4, Section 23, T9N, R7E, being more particularly described as follows, to-wit:

Begin at the NE corner of said E ½ of NW 1/4 of NE 1/4, and thence run South about 600 feet to a point in line with the center of App Ealy Road; thence run North 89 degrees West along center of said App Ealy Road 457 feet to the NE corner and POINT OF BEGINNING of the one (1) acre being described; thence run South 4 degrees West 210 feet to the SE corner of the one (1) acre being described; thence North 89 degrees West 210 feet to the East edge of said public road; thence run North 4 degrees East along East edge of said public road 210 feet to the center of the App Ealy Road; thence run South 89 degrees East along center of the App Ealy Road 210 feet to the POINT OF BEGINNING of the one (1) acre being described.

Subject to reservation and conveyances of the oil, gas, and other minerals of record.

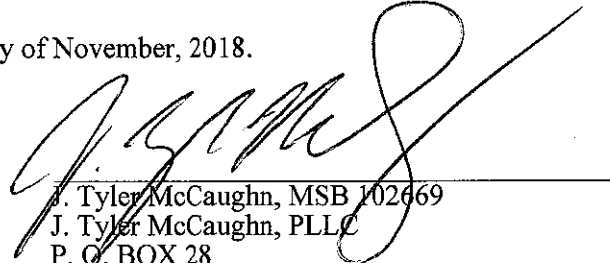
Subject to Old Pioneer Road crossing the West end of the above described one (1) acre as shown by survey of Ellis Henderson dated March 16, 1992.

Subject to the right-of-way of the public road along West boundary and the right-of-way for private road along North boundary of subject property as shown by survey of Ellis Henderson dated March 16, 1992.

In all respects being the same property Gladys Brown acquired by deed from Willie Collier et vir, dated March 9, 1985, recorded in Book 165, Page 656, records of the Leake County Chancery Clerk's office.

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

WITNESS MY SIGNATURE, this the 1st day of November, 2018.



J. Tyler McCaughn, MSB 102669
J. Tyler McCaughn, PLLC
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NEWTON, MS 39345
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