

NOTICE IS HEREBY GIVEN that the United States Bankruptcy Court for the Southern District of Mississippi ("**Bankruptcy Court**") has entered an *Order Granting, in Part, Motion For An Order (A) Approving Stalking Horse Bidder, Overbid Protections, and Sale of Real Property Free and Clear of Interests; (B) Establishing Procedures In Connection With Marketing And Solicitation Of Overbids; (C) Establishing Overbid Procedures, Overbid Deadline, Auction Date, And Auction Procedures; (D) Establishing Objection Deadline And Hearing Date For Sale Of Real Property Free And Clear Of Interests; And (E) Approving Form, Manner, Scope And Substance Of Notice Relating To Foregoing Matters ("Order")* at Docket No. 150 in the Chapter 7 bankruptcy case of Old Agency Business Park, Inc., Case No. 09-04101-NPO.

NOTICE IS FURTHER GIVEN that the Order authorizes Derek A. Henderson, Trustee in the foregoing Chapter 7 cases, to sell real property of Old Agency Business Park, Inc., described as follows ("**Sale Property**"):

A description of a tract or parcel of land containing 3.00 acres (130,836 square feet), more or less, situated in the Southwest Quarter of the Northeast Quarter of Section 25, Township 7 North, Range 1 East, Madison County, Mississippi. The below description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, U.S. Feet, using a scale factor of 0.999953355, a convergence angle of 00 degrees 05 minutes 38.64352 seconds developed at the below described commencing point and being more particularly described as follows, to wit:

Commencing at a found concrete monument located at the Northwest corner of Section 25, Township 7 North, Range 1 East, Madison County, Mississippi, thence run East for a distance of 2691.85 feet to a point; thence run South for a distance of 779.50 feet to a found concrete monument located on the existing south right-of-way line of the Natchez Trace Parkway, said point being further described as "Monument 154" according to the United States Department of Interior National Park Service Land Use and Maintenance Plans - Section 3P (Sheet 29 of 32); thence continue South for a distance of 1198.22 feet to a point; thence run East for a distance of 45.65 feet to a set #5 rebar with cap located at the Northwest Corner of the parcel described in the deed recorded in Book 2626, Page 270 in the records in the Office of the Chancery Clerk of Madison County, Mississippi, being on the existing east right-of-way line of Highland Colony Parkway (a.k.a. South Madison County Parkway) according to the "Right-of-Way Plat South Madison County Parkway" plans, Plat Cabinet C, Slots 54, 55, 56, 57, and 58, of record at the Office of the Chancery Clerk of Madison County, Mississippi, said point also being hereinafter referred to as the **POINT OF BEGINNING**;

From the **POINT OF BEGINNING** thence along said existing east right-of-way line run, North 00 degrees 04 minutes 31 seconds East for a distance of 180.70 feet to a set #5 rebar with cap located at the Southwest corner of the parcel described in the deed recorded in Book 2693 Page 901; thence leaving said existing east right-of-way line and along the south line of the parcel described in the deed recorded in said Book 2693, Page 901 run, South 89 degrees 54 minutes 03 seconds East for a distance of 677.63 feet to a found #3 rebar located at the Southeast Corner of the parcel described in the deed recorded in said Book 2693, Page 901, said point also being on the westerly boundary line of the parcel described in the deed recorded in Book 3186, Page 744 in the records in the Office of the Chancery Clerk of Madison County, Mississippi; thence along said westerly boundary line run, South 28 degrees 59 minutes 21 seconds East for a distance of

204.76 feet to a found #3 rebar located at the Northeast Corner of the parcel described in the deed recorded in said Book 2626, Page 270; thence along the north line of the parcel described in the deed recorded in said Book 2626, Page 270 run, South 89 degrees 58 minutes 09 seconds West for a distance of 777.10 feet back to the **POINT OF BEGINNING**, containing 3.00 acres (130,836 square feet), more or less, and being situated in the Southwest Quarter of the Northeast Quarter of Section 25, Township 7 North, Range 1 East, Madison County, Mississippi.

NOTICE IS FURTHER GIVEN that the Order authorizes the Trustee to sell the Sale Property to MHC Land, LLC (subject to overbids at the Auction discussed below) for the sum of : (a) \$642,784.40; (b) \$35,000 as an enhancement to the Old Agency Estate; (c) up to \$10,000.00 for marketing and advertising expenses; and (d) \$32,500.00 in auction fees for Taylor Auction & Realty, Inc. and on other terms and conditions set forth in the Order.

NOTICE IS FURTHER GIVEN that **the Trustee will conduct an auction (“Auction”) for overbids of the Sale Property on May 5, 2017, beginning at 10:00 a.m., at the U.S. Bankruptcy Court for the Southern District of Mississippi, United States Courthouse, Bankruptcy Courtroom 4C, 501 East Court Street, Jackson, Mississippi.**

NOTICE IS FURTHER GIVEN that **anyone interested in overbidding for the Sale Property at the Auction must submit by hand delivery or overnight courier a Qualified Bid (as defined in the Order) so as to be received on or before 12:00 p.m. (CT) on April 28, 2017 to:** (1) Derek A. Henderson, Trustee, at 1765-A Lelia Drive, Suite 103, Jackson, MS 39216, Telephone: (601) 948-3167, Facsimile: (601) 948-0109, derek@derekhendersonlaw.com; and (2) Taylor Auction & Realty, Inc., Attn: Bennie Taylor, 15229 Highway 51 N, Grenada, MS 38901 (telephone (662) 226-2080); and (3) Jeffrey R. Barber, counsel for MHC Land, LLC, 190 East Capitol Street, Suite 800 (39201), Post Office Box 427, Jackson, Mississippi 39205-0427, Telephone: (601) 949-4765/Facsimile: (601) 949-4804, jbarber@joneswalker.com.

NOTICE IS FURTHER GIVEN that a copy of the Order may be obtained from the Clerk of the Bankruptcy Court at the address listed below or upon written request to the Trustee.

NOTICE IS FURTHER GIVEN that the proposed sale of the Sale Property will be **free and clear of Interests of every kind** (with the exception of ad valorem taxes and any liens and interests a purchaser may accept). The term “Interests” herein includes all mortgages, liens, assessments, claims (as defined in Section 101 of the Bankruptcy Code), encumbrances, obligations, liabilities, contract commitments, taxes, charges, claims (including tort and product liability claims), warranty claims, interest, damages, and other interests or matters of any kind or nature (whether arising under, relating to or in connection with any act of Jon Christopher Evans or Old Agency) that could be asserted against assets or a purchaser of assets, except for ad valorem taxes and as otherwise agreed to by a purchaser.

NOTICE IS FURTHER GIVEN that **a portion of the Sale Property is within Flood Zone AE and other partially overlapping portions are jurisdictional wetlands under Section 404 of the Clean Water Act and subject to the jurisdiction of the United States Army Corps of Engineers over discharges of dredged or fill material in waters of the United States, which are regulated under Sections 9 and 10 of the Rivers and Harbors Act of 1899. A survey**

showing which portions of the Sale Property are within Flood Zone AE and are jurisdictional wetlands may be obtained upon written request to the Trustee.

NOTICE IS FURTHER GIVEN that all creditors, parties-in-interest and/or anyone sent a copy of this notice wishing to object to the proposed sale must file written objections or other written responsive pleadings stating any objection with the **United States Bankruptcy Clerk for the Southern District of Mississippi, Jackson Division, Post Office Drawer 2448, Jackson, Mississippi 39225-2448, on or before May 9, 2017 with a copy served on Derek A. Henderson and Jeffrey R. Barber (at the addresses set forth above) and Office of the United States Trustee, United States Courthouse, 501 East Court Street, Suite 6-430, Jackson, Mississippi 39201.**

NOTICE IS FURTHER GIVEN that **an evidentiary hearing will be held by the Court to consider approval of the Auction results and to consider any timely filed objections or other response to the proposed sale on May 12, 2017, beginning at 10:00 a.m. at United States Courthouse, Bankruptcy Courtroom 4C, 501 East Court Street, Jackson, Mississippi.**

NOTICE IF FURTHER GIVEN that any order of the Bankruptcy Court approving the sale of the Sale Property shall be binding on creditors and parties-in-interest.

DATED: March 10, 2017.

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TRUSTEE AND COUNSEL FOR TRUSTEE