

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, William C. Tindall a/k/a William Clinton Tindall a/k/a William Clint Tindall, executed and delivered a certain deed of trust to Charles N. Parrott, Trustee for the use and benefit of Regions Bank, which deed of trust was filed for record on May 17, 2012, and recorded in Book 255 at Page 42 of the records on file in the office of the Clerk of the Chancery Court of Webster County, Mississippi; and

WHEREAS, Regions Bank has heretofore substituted Jay Gore, III, in the above referenced Deeds of Trust as Trustee by instrument dated July 24, 2017, filed August 1, 2017, and recorded in Book 2017 at page 448 of the records on file in the office of the Clerk of the Chancery Court of Webster County, Mississippi; and,

WHEREAS, default has been made and still continues in the payment of said indebtedness, as and when due, and the undersigned Substitute Trustee has been called upon by Regions Bank, the owner and holder of the indebtedness, to foreclose and sell the property covered by said deed of trust. Therefore, in accordance with the provisions, the beneficiary thereof has exercised the option in such case provided and has declared the entire unpaid balance of said indebtedness immediately due and payable. The beneficiary has directed the undersigned Substitute Trustee to execute the same by sale of the property therein described in accordance with the terms and provisions of the deed of trust for the purpose of raising the sum so secured and unpaid, together with the expense of selling the same, including Trustee's and attorney's fees.

NOW, THEREFORE, I, Jay Gore, III, the undersigned Substitute Trustee, do hereby give notice that on the 6th day of December, 2017, between the hours of 11:00 a.m. and 4:00 p.m., I will proceed to sell at public outcry to the highest bidder for cash at the front door of the Webster County Courthouse, Walthall, Mississippi, the following described land and property which is situated in Webster County, Mississippi, and more particularly described as follows, to-wit:

Tract 1

35.69 acres, more or less, in the W1/2 of the NW1/4 of Section 21, Twp. 21 North, Range 9 East, Webster County, Mississippi, described as follows:

Beginning at an iron pin on the East side of Shaw Public Road that 4,686.20 ft. North and 53.21 ft. East of the SW corner of Section 21; thence go South 01° 43' 39" West along the East side of said Shaw Road 872.47 ft. to a pin; thence go South 89° 59' 33" East 757.56 ft. to a pin; thence South 01° 55' 22" West 575.01 ft. to a pin; thence East 484.35 ft to a pin; thence North 02° 17' 52" East 2,108.85 ft. to a pin on a blue painted line; thence along said line go South 89° 35' 40" West 290.34 ft. to a metal fence post as a corner; thence along a fence go South 00° 51' 55" West 660 ft. to a pin; thence go North 89° 54' 07" West 980.56 ft. to the point of beginning.

Less and Except from Tract 1:

1.16 acres heretofore deeded to James G Bennett, Jr. and Jo Ann Carroll Bennett by deed dated May 7, 2004 recorded in Deed Book 154 at Page 205 and described as follows:

1.16 acres located in the West Half , the Northwest Quarter of Section 21, Township 21 North, Range 9 East, Webster County, Mississippi, described as follows:

Commencing at a point on the East side of the Shaw Public Road that is 4,686.20 feet North and 53.21 feet East of the Southwest Corner of Section 21, Township 21 North, Range 9 East , Webster County, Mississippi; thence go South 89 degrees 54 minutes 07 seconds East 687.61 feet to a point in a creek; thence along the center of said creek go North 43 degrees 52 minutes 30 seconds East 429.44 feet to the Point of Beginning; thence continuing in creek center go North 40 degrees 01 minutes 53 seconds East 459.61 feet to an iron pin on a blue painted line; thence along said line go South 89 degrees 34 minutes 40 seconds West 290.34 feet to a metal fence post; thence go South 00 degrees 51 minutes 55 seconds West 349.90 feet to the Point of Beginning.

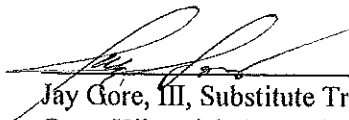
Tract 2:

1.04 acres located in the West Half the Northwest Quarter of Section 21, Township 21 North, Range 9 East, Webster County, Mississippi, described as follows:

Commencing at a pin on the East side of the Shaw Public Road that is 4,686.20 feet North and 53.21 feet East of the Southwest Corner of Section 21, Township 21 North, Range 9 East, Webster County, Mississippi; thence go South 89 degrees 54 minutes 07 seconds East 687.61 feet to the Point of Beginning in a creek; thence along the center of said creek go North 43 degrees 52 minutes 30 seconds East 429.44 feet to a point in said creek; thence leaving said creek go South 00 degrees 51 minutes 55 seconds West 310.09 feet to a pin; thence go North 89 degrees 54 minutes 07 seconds West 292.95 feet to the Point of Beginning.

The undersigned Substitute Trustee believes that his title as Substitute is good, but he will convey only such title as is vested in him by the deeds of trust aforesaid.

WITNESS MY SIGNATURE, this the 3rd day of November, 2017.


Jay Gore, III, Substitute Trustee
Gore, Kilpatrick & Dambrino, PLLC
2000 Gateway, Suite 160
Grenada, Mississippi 38901
662.226.1891

Publish:

November 8, 2017
November 15, 2017
November 22, 2017
November 29, 2017