

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, John Landreth a/k/a John Michael Landreth, executed and delivered a certain deed of trust to Charles N. Parrot, Trustee for the use and benefit of Regions Bank, which deed of trust was filed for record on August 29, 2007, and recorded as Instrument No. 2007501651 of the records on file in the office of the Clerk of the Chancery Court of Calhoun County, Mississippi; and

WHEREAS, John Landreth a/k/a John Michael Landreth, executed and delivered a certain deed of trust to Charles N. Parrot, Trustee for the use and benefit of Regions Bank, which deed of trust was filed for record on July 3, 2008, and recorded as Instrument No. 2008001973 of the records on file in the office of the Clerk of the Chancery Court of Calhoun County, Mississippi; and

WHEREAS, Regions Bank has heretofore substituted R. Adam Kirk, in the above referenced Deeds of Trust as Trustee by instrument dated May 28, 2010, filed June 6, 2010, and recorded as Instrument ID #2010001558 of the records on file in the office of the Clerk of the Chancery Court of Calhoun 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 3, 2017, and recorded in Book 393 at page 085-088 as Instrument ID #2017001559 of the records on file in the office of the Clerk of the Chancery Court of Calhoun 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 deeds 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 Calhoun County Courthouse, Pittsboro, Mississippi, the following described land and property which is situated in Calhoun County, Mississippi, and more particularly described as follows, to-wit:

Tract 1:

A part and parcel of the West Half of the Northeast 1/4 of Section 16, Township 13, Range 1 East, described as Beginning at the Northwest Corner of the Northeast Quarter of Section 16, Township 13 South; FROM SAID POINT OF BEGINNING, RUN East 301.12 feet to a point; thence South 2,640.00 feet, more or less, to a point; thence FROM SAID POINT run West on the South boundary of the Northeast Quarter of Section 16 for 301.12 feet to a point on the West boundary line of said Northeast Quarter of Section 16; thence North 2,640.00 feet, more or less, TO THE POINT OF BEGINNING and intending to convey herewith 18.25 acres, more or less, in the West Half of Northeast Quarter of Section 16, Township 13 South, Range 1 East.

Less and Except from Tract 1:

Ten (10) acres, more or less, as located in the West Half of the Northeast Quarter of Section 16, Township 13 South, Range 1 East, Calhoun County, Mississippi and described as BEGINNING at the Northwest Corner of the Northeast Quarter of Section 16; thence East 301.12 feet to a cotton spike in a paved road; thence South 00 degrees 10 minutes 14 seconds West passing through an iron pin on the south right of way of said paved road go 1446.30 feet to an iron pin; thence West 301.12 feet to an iron pin on a fence line; thence along said fence go North 00 degrees 10 minutes 14 seconds East 1446.30 feet TO THE POINT OF BEGINNING, being the property heretofore conveyed to James D. Landreth by deed dated August 23, 1996, recorded in Deed Book A149, Page 317.

Tract 2:

A part and parcel of the Southeast Quarter of Section 16, Township 13 South, Range 1 East, described as BEGINNING at the Northwest Corner of the Southeast Quarter of said Section 16, thence due South 2,640.00 feet to the Southwest Corner of the Southeast Quarter of said Section 16; thence run due East along the south boundary line of the said Southeast 2,640.00 feet to the Southeast Corner of the Southeast Quarter of said Section 16, Township 13 South, Range 1 East; thence, following the ditch, go North 71 degrees West 1,351.00 feet, more or less; thence North 37 degrees West 830.0 feet, more or less, to a point; thence go due North 1,782.00 feet to a point on the North boundary line of said Southeast Quarter; thence go due West 660.00 feet,

more or less, TO THE POINT OF BEGINNING, and CONVEYING 51.75 ACRES, more or less, in the Southeast Quarter, Section 16, Township 13 South, Range 1 East.

Tract 3:

The North Half of the North Half of the Northeast Quarter of Section 21, Township 13, Range 1 East, and conveying FORTY (40) ACRES, more or less.

Tract 4:

A part and parcel of the West half of the Northeast Quarter of Section 16, Township 13, Range 1 East, described as COMMENCING at the Northwest Corner of the Northeast Quarter of Section 16, Township 13 South, Range 1 East, Calhoun County, Mississippi and running thence East a distance of 301.12 feet, which point IS THE POINT OF BEGINNING of the parcel herein conveyed; thence South a distance of 2,230.20 feet to a point; thence East a distance of 781.28 feet; thence North a distance of 2,230.20 feet, more or less, to the North line of the Northeast Quarter of Section 16; thence due West 781.28 feet, more or less, TO THE POINT OF BEGINNING of said parcel of land and CONTAINING FORTY (40) ACRES, more or less.

Less and Except from Tract 4:

Two (2) acres, more or less, located in the NW 1/4 of NE 1/4 and a 25 ft. wide drive easement in the NE 1/4 of NW 1/4 and the NW 1/4 of the NE 1/4 all in Section 16, Township 13 South, Range 1 East, Calhoun County, Mississippi described as:

Beginning at an iron pin that is 570.48' East and 665.97 ft. South of the NW corner of NE 1/4 in Section 16; thence South 65° 58' 07" East 376.98 ft. to an iron pin; thence South 16° 41' 09" West 337.28 ft. to an pin; thence North 60° 09' 06" West 135.95 ft. to an iron pin; thence North 21° 43' 44" West 271.03 ft. to an iron pin; thence North 10° 31' 44" West 159.85 ft. to the point of beginning.

Drive Easement described as: Being described along the center (being 25 ft. wide) on an existing gravel drive and being 12.50 ft. on either side of an existing center line description. Beginning at the center line of said existing drive at the intersection of the South line of County Road 102 that is South 07° 30' 27" West 53.90 from the NW corner of the NE 1/4 of Section 16; thence along said gravel drive center go South 10° 42' 02" East 177.03' to a point; thence South 13° 18' 51" West 106.76 ft. to a point; thence South 19° 16' 29" West 113.34 ft. to a point; thence South 38° 24' 04" East 77.19 ft. to a point; thence South 83° 44' 55" East 172.91 ft. to a point; thence South 42° 38' 37" East 164.74 ft. to a point; thence South 61° 22' 42" East 201.63 ft. to a point; thence South 43° 18' 37" East 189.69 ft. to a point on the West line of the above described two (2) acres and being the point of termination.

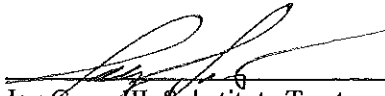
Tract 5:

10 acres, more or less, as located in the West 1/2 of the Northeast 1/4 of Section 16, Township 13 South, Range 1 East, Calhoun County, Mississippi to-wit:

Beginning at the Northwest Corner of the Northeast 1/4 of Section 16; thence East 301.12' to a cotton spike in a paved road; thence South 00° 10' 14" West and passing through an iron pin on the South right of way of said paved road go 1446.30' to an iron pin; thence West 301.12' to an iron pin on a fence line; thence along said fence North 00° 10' 14" East 1446.30' 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