

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

6/13/14 10:08:10
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

STATE OF MISSISSIPPI
COUNTY OF DESOTO

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated October 15, 2008, executed by ANNA M. VAN SETERS, conveying certain real property therein described to TRANSCONTINENTAL TITLE, as Trustee, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SOLSTICE CAPITAL GROUP INC., Original Beneficiary, to secure the indebtedness therein described, as same appears of record in the office of the Chancery Clerk of DeSoto County, Mississippi filed and recorded November 10, 2008, in Deed Book 2965, Page 411; and

WHEREAS, the beneficial interest of said Deed of Trust was transferred and assigned to BANK OF AMERICA, N.A. by instrument recorded on May 1, 2012 in the office of the aforesaid Chancery Clerk in Deed Book 3432, Page 3; and

WHEREAS, on May 21, 2014, the undersigned, Rubin Lublin, LLC has been appointed as Substitute Trustee by instrument recorded in the office of the aforesaid Chancery Clerk in Deed Book 3818, Page 505; and

NOW, THEREFORE, the holder of said Deed of Trust, having requested the undersigned so to do, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee shall, on **July 23, 2014** within the lawful hours of sale between 11:00AM and 4:00PM at the east front door of the Courthouse proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in DeSoto County, Mississippi, to wit:

LOT 737, SECTION D, TWIN LAKES SUBDIVISION, SITUATED IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGES 32 AND 33.

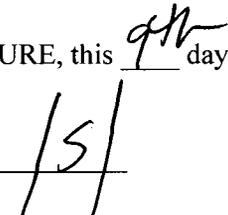
BEING THE SAME PROPERTY CONVEYED TO ANNA J. WEBSTER BY DEED FROM USA/FHA RECORDED 06/07/1979 IN DEED BOOK 142 PAGE 75, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

PROPERTY ADDRESS: The street address of the property is believed to be **5133 KAREN DR, HORN LAKE, MS 38637**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

WITNESS MY SIGNATURE, this 9th day of June, 2014.



Rubin Lublin, LLC, Substitute Trustee
428 North Lamar Blvd, Suite 107
Oxford, MS 38655
www.rubinlublin.com/property-listings.php
Tel: (877) 813-0992
Fax: (404) 601-5846

PUBLISH: 06/26/2014, 07/03/2014, 07/10/2014, 07/17/2014

7-23-14

TRUSTEE'S NOTICE OF SALE

WHEREAS, on February 26, 2009, Guy Matthew Rivers & Dana Rivers executed a Deed of Trust to T Harris Collier III as Trustee for MERS, Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoTo County, MS, in Book 3,001 at Page 441. Said deed of trust was thereafter assigned to Trustmark National Bank in Book 3431 at Page 646;

WHEREAS, on June 11, 2014, Trustmark National Bank substituted James Eldred Renfroe as Trustee in the aforementioned deed of trust with this recorded in Book 3831 at Page 593.

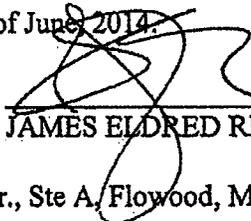
WHEREAS, there being a default in the terms and conditions of the Deed of Trust and entire debt secured having been declared to be due and payable in accordance with its terms, Trustmark National Bank, the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to its terms in order to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

NOW, THEREFORE, I, James Eldred Renfroe, Trustee for said Deed of Trust, will on July 23, 2014, offer for sale at public outcry, and sell within legal hours (being between the hours of 11:00 a.m., and 4:00 p.m.) at the east mail door of the DeSoTo County Courthouse in Hernando, MS, to the highest and best bidder for cash, the following described property situated in DeSoTo County, MS, to-wit:

Lot 26, Section A, Braybourne Subdivision in Section 32, Township 1 South, Range 5 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 59, Page 32, in the Chancery Clerk's Office of DeSoto County, Mississippi.

I will convey only such title as is vested in me as Trustee, with no warranties.

WITNESS my signature this 24 day of June 2014.



JAMES ELDRED RENFROE, Trustee

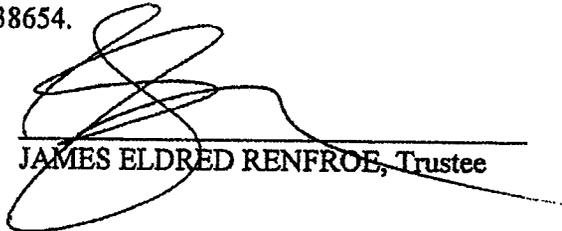
James Eldred Renfroe, 648 Lakeland East Dr., Ste A, Flowood, MS 39232, Phone 601-932-1011

Publish: 7/1, 7/8, 7/15, 7/22

7-23-14

CERTIFICATE OF NOTICE
SUBSTITUTED TRUSTEE'S NOTICE OF SALE

I, James Eldred Renfroe, do certify that I have, by regular U. S. Mail, postage prepaid, mailed the above and foregoing document to the last known address of Guy Matthew Rivers & Dana Rivers, 6766 Braybourne Main, Olive Branch MS 38654.



JAMES ELDRÉD RENFROE, Trustee

This instrument prepared by:
James Eldred Renfroe, MSB #10096
648 Lakeland East Drive, Suite A
Flowood, MS 39232
Phone: 601-932-1011