

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

8/19/15 1:17:29
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 May 25, 2011, executed by DAN LUTTRELL, conveying certain real property therein described to ALAN E. SOUTH, ATTORNEY AT LAW, SOUTH & ASSOCIATES, as Trustee, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR URBAN FINANCIAL 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 June 17, 2011, in Deed Book 3312, Page 505; and WHEREAS, the beneficial interest of said Deed of Trust was transferred and assigned to URBAN FINANCIAL OF AMERICA, LLC by instrument recorded on April 6, 2015 in the office of the aforesaid Chancery Clerk in Deed Book 3962, Page 273; and WHEREAS, on April 6, 2015, 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 3962, Page 275; 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 **September 23, 2015** 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:

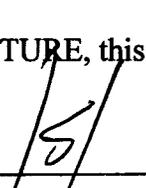
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DESOTO, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS: LOT 703, SECTION D, GREENBROOK SUBDIVISION, IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 7 WEST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

PROPERTY ADDRESS: The street address of the property is believed to be **788 OLD FORGE ROAD, SOUTHAVEN, MS 38671**. 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 13th day of August, 2015.



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: 08/27/2015, 09/03/2015, 09/10/2015, 09/17/2015

9-23-15

TRUSTEE'S NOTICE OF SALE

WHEREAS, on February 20, 2013, Chad M. Latham executed a Deed of Trust to T. Harris Collier, III as Trustee for Trustmark National Bank, as Lender, with Mortgage Electronic Registration Systems, Inc. ('MERS'), as Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 3599 at Page 647;

WHEREAS, said Deed of Trust was assigned to Trustmark National Bank in Book 4030 at Page 88;

WHEREAS, on August 10, 2015, Trustmark National Bank substituted James Eldred Renfroe as Trustee in the aforementioned deed of trust with this recorded in Book 4030 at Page 90;

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 September 23, 2015, 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 main 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 900, Section B, in DeSoto Village Subdivision on Section 34, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 8, Pages 12-15 in the office of the Chancery Clerk of DeSoto County and being more particularly described as follows:

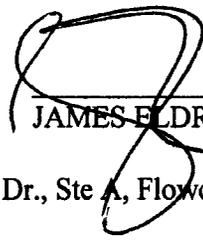
Beginning at a point in the Northeasterly line of Meadowbrook Drive at the beginning of a 20-foot radius curve, said curve connecting the Northeasterly line of Meadowbrook Drive with the Northwesterly line of Normandy Drive; thence Northwestwardly along the Northeasterly line of Meadowbrook Drive 71.17 feet to a point at the Southern-most corner of Lot 899 of said subdivision; thence Northeastwardly 106.6 feet to a point at the corner common to Lots 899, 900, and 901 of said subdivision; thence Southeastwardly 84.70 feet to a point in the Northwesterly line of Normandy Drive at the Southern-most corner of said Lot 901; thence Southwestwardly along the Northwesterly line of Normandy Drive 95.84 feet to a Point at the Beginning of said 20 feet radius curve; thence Westwardly along the arc of said curve 32.18 feet to the Point of Beginning.

Being the same property conveyed to Borrower herein by Warranty Deed of even date recorded simultanesouly herewith in said Register's Office. TAX PARCEL ID NO. 1088-34020-00900.00

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

WITNESS my signature this 25th day of August, 2015.

9-23-15



JAMES ELDRED RENFROE, Trustee

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

Publish: 9/1, 9/8, 9/15, 9/22

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on November 12, 2009 Carlise A. Grice, executed a certain Deed of Trust to L. Scott Pickle, Trustee for Merchants & Farmers Bank, beneficiary, which Deed of Trust was recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 3132 at Page 541; and,

WHEREAS, on May 12, 2015 the Chancery Court of DeSoto County, Mississippi entered an Order on Reformation and Confirmation of Title in cause no. 17CH1:12-cv-01467 correcting the legal description of the Deed of Trust, which Order was recorded in the office of the Chancery Clerk of said County in Book 770 at Page 718; and,

WHEREAS, Renasant Bank, successor by merger to Merchants & Farmers Bank, the present owner of the indebtedness and holder of the above described Deed of Trust, substituted Jeff D. Rawlings in the place and stead of L. Scott Pickle or any subsequently appointed substituted trustee, said Substitution of Trustee being recorded in the office of the Chancery Clerk of said County in Book 4011 at Page 651; and,

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Renasant Bank, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, Jeff D. Rawlings, Substituted Trustee in said Deed of Trust, will on the 23rd day of September 2015, 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 Front Door of the DeSoto County Courthouse, located at 2535 Highway 51 South, Hernando, Mississippi to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

TRACT 1

Part of Lot 9 of Beaty's unrecorded subdivision of Dr. W.W. Mitchell's 53.8 acres in the Southwest Quarter (SW ¼) of Section 10, Township 2,

9-23-2015

Range 6 West, in DeSoto County, Mississippi, said part being shown on a plat of DeSoto Heights Subdivision of record in Book One, at Page 33, in the records of the Chancery Clerk of DeSoto County, Mississippi, the part herein conveyed being more particularly described as follows:

BEGINNING at a point in the easterly side line of Mississippi State Highway No. 305 which is 303.97 feet northwardly from the center line of College Road said point being the southwest corner of Lot 6 of DeSoto Heights Subdivision; thence southwardly with the easterly side line of Mississippi State Highway No. 305, 100 feet to a point; thence eastwardly, parallel with the south line of said Lot 6, 225 feet, more or less, to the west line of Lot 8 of Beaty's unrecorded subdivision; thence northwardly with the east line of said Lot 8, 100 feet to a point, the southeast corner of Lot 6 of DeSoto Heights Subdivision; thence westwardly with the southerly line of said Lot 6, 222.2 feet to a point of BEGINNING.

And being all of that same property described and conveyed by warranty deed of record in Book 65, Page 515, in said Chancery Court Clerk's records.

TRACT II

Part of Lot 9, of Beaty's unrecorded subdivision of Dr. W.W. Mitchell's 53.8 acres in SW $\frac{1}{4}$ of Section 10, Township 2, Range 6 West, in DeSoto County Mississippi, said part being shown on plat of DeSoto Heights Subdivision of record in Book 1, Page 33, in the records of the Chancery Court Clerk of DeSoto County, Mississippi, and being more particularly described as follows: BEGINNING at a point in the east line of Mississippi State Highway 305, 100 feet South of the South line of Lot 6 of said DeSoto Heights Subdivision; thence Eastwardly and parallel to the South line of said Lot 6, 140 feet more or less, to a point; thence Southwardly parallel to the East line of said Mississippi State Highway No. 305, 190 feet more or less to a point in the North line of College Road; thence Westwardly with the Northerly side line of College Road to a point where said Northerly side line intersects the Easterly side line of Mississippi State Highway No. 305; thence Northwardly with the East side line of said Highway, 175 feet more or less, to the point of beginning.

LESS AND EXCEPT: A 0.62 acre lot in part of Section 10, Township 2 South, Range 6 West, DeSoto County, Mississippi.

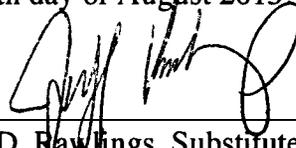
Beginning at a point in the east right of way of MS Hwy. 305 (80 ft. wide), said point being 100.0 feet South of the southwest corner of lot 6 of

DeSoto Heights Subdivision in Sect. 10, T-2-S, R-6-W; thence South 87 deg. 04' east 124.04 feet to a corner post in an existing fence; thence

South 4 deg. 51 minutes East 159.15 feet along said fence to a point; thence South 10 deg. 39 minutes West 56.34 feet along said fence to a point in the centerline of College Road; thence North 82 deg. 22 minutes West, 124.12 feet along said centerline of College Road to a point in the east right of way of MS Hwy. 305; thence North 1 deg. 06 minutes West 203.85 feet along said right of way to the point of beginning. Being the same property conveyed to Shirley Dale (Brown) Ammons at Warranty Deed dated May 31, 2001, in Book 0393, Page 0488, in the Chancery Clerk's Office of DeSoto County, Mississippi.

I WILL CONVEY only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 25th day of August 2015



Jeff D. Rawlings, Substituted Trustee for
Renasant Bank

Dates of Publication: September 1, 8, 15, 22, 2015

Rawlings & MacInnis, P.A.
P.O. Box 1789
Madison, Ms. 39130
601-898-1180