



Pearl River County, MS  
INST# 2024009707 BK: 2024 PG: 9707  
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Melinda Bowman Chancery Clerk

**PREPARED BY/RETURN TO:**

JAMES E. ALBERTELLI, P.A. dba ALAW  
1 INFORMATION WAY, STE. 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW NO.: 24-029119

**SUBSTITUTE TRUSTEE'S DEED**

**Grantor:**

Willie Whitehead  
By The United States of America, acting through the  
United States Department of Agriculture  
c/o Information Systems Network  
10411 Motor City Drive, Ste. 700  
Bethesda, MD 20817  
(301) 469-0400

**Grantee:**

United States Department of Agriculture, Rural Development  
c/o Information Systems Network  
10411 Motor City Drive, Ste. 700  
Bethesda, MD 20817  
(301) 469-0400

**Indexing Instructions:**

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 6 SOUTH,  
RANGE 17 WEST, PEARL RIVER COUNTY, MISSISSIPPI

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on April 12, 1989, **Willie Whitehead** executed a Deed of Trust to Jackie D. Williams, Trustee for the benefit of the United States of America acting through the Farmers Home Administration, United States Department of Agriculture, which Deed of Trust is on file and of record in the office of the Chancery Clerk of Pearl River County, Mississippi, in Book 525 at Page 70, with said Deed of Trust conveying in trust the hereinafter described property; and

WHEREAS, United States of America acting through the Farmers Home Administration, United States Department of Agriculture, has heretofore substituted James E. Albertelli, P.A. dba ALAW as Trustee in place and in lieu of Jackie D. Williams by a Substitution of Trustee recorded in the aforesaid Chancery Clerk's office in Book 2024 at Page 4765; 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, the United States of America acting through the Farmers Home Administration, United States Department of Agriculture, the legal holder of said indebtedness, having requested the undersigned Substitute 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, expenses of sale; and

WHEREAS, the undersigned Substitute Trustee, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, did advertise its Notice of Sale in the Picayune Item, a newspaper published in Pearl River County, Mississippi, on the following dates, to-wit: August 14, 2024, August 21, 2024, August 28, 2024, and September 4, 2024, which is more fully shown by the Proof of Publication, which is attached hereto as Exhibit "A" and is made a part hereof as if copied in full herein, and by posting a copy of said Notice of Sale on the Bulletin Board of the Courthouse of Pearl River County, State of Mississippi; and

WHEREAS, on September 6, 2024, at the East Door of the Courthouse of Pearl River County, State of Mississippi, at 11:57a.m., I, the undersigned Substitute Trustee, did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in Pearl River County, State of Mississippi, to-wit:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK B, J. W. TURNER ADDITION TO THE CITY OF PICAYUNE, PEARL RIVER COUNTY, MISSISSIPPI, THENCE WEST 150.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 190.80 FEET; THENCE WEST 108.60 FEET, THENCE NORTH 14 DEGREES 17 MINUTES 25 SECONDS EAST 196.89 FEET; THENCE EAST 60.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THIS PARCEL CONTAINING 0.37 ACRE, AND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 6 SOUTH, RANGE 17 WEST, PEARL RIVER COUNTY, MISSISSIPPI.

Parcel Number: 6175150030405100  
Property Address: 809 Jarrell St, Picayune, MS 39466

WHEREAS, The undersigned Substitute Trustee offered the aforesaid property for sale at public outcry as set forth above, and there appeared at said sale, the United States of America acting through the Farmers Home Administration, United States Department of Agriculture, bidding the sum of \$54,680.67, for all of the above-described property, and said property was struck off to the United States of America acting through the Farmers Home Administration, United States Department of Agriculture, for said amount, and said bidder was declared the purchaser thereof.

NOW, THEREFORE, in consideration of the premises and the sum of \$54,680.67, cash in hand paid, the receipt of which is hereby acknowledged, I do hereby sell and convey to **United States Department of Agriculture, Rural Development**, all the above-described property, conveying only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 21<sup>st</sup> day of October, 2024.



James E. Albertelli, P.A. dba ALAW, Substitute Trustee  
By: Reginald Harrion, MS Bar# 101053  
Authorized Signer

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Reginald Harrion, Authorized Signer for James E. Albertelli, P.A. dba ALAW, Substitute Trustee in the above and foregoing instrument of writing, who acknowledged that he, as Substitute Trustee, signed and delivered the above and foregoing instrument on the day written above and for the purposes therein stated.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 21<sup>st</sup> day of October, 2024.



Notary Public  
My commission expires:



# Publisher's Certificate of Publication

## STATE OF MISSISSIPPI COUNTY OF PEARL RIVER

Ronald H. Prince, being duly sworn, on oath says he is and during all times herein stated has been an employee of Picayune Newsmedia, LLC publisher and printer of the Picayune Item (the "Newspaper"), has full knowledge of the facts herein stated as follows:

1. The Newspaper printed the copy of the matter attached hereto (the "Notice") was copied from the columns of the Newspaper and was printed and published in the English language on the following days and dates:

08/14/24, 08/21/24, 08/28/24, 09/04/24

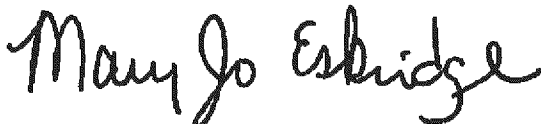
2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney.

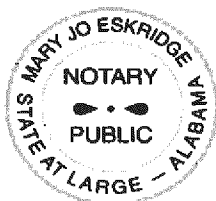


Ronald H. Prince, publisher

Subscribed and sworn to before me this  
4th Day of September, 2024



Mary Jo Eskridge, Notary Public  
State of Alabama at Large  
My commission expires 03-02-2026



Account # 249032  
Ad # 1863935

PUBLIC NOTICE AGENCY  
PO BOX 2739  
IDAHO FALLS ID 83403

## EXHIBIT "A"

### PUBLIC NOTICE

### SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on April 12, 1989, Willie Whitehead executed a Deed of Trust to Jackie D. Williams, as Trustee for the benefit of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, which Deed of Trust is on file and of record in the office of the Chancery Clerk of Pearl River County, Mississippi, in Book 525 at Page 70 thereof; and WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted James E. Albertelli, P.A. dba ALAW as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2024 at Page 4765 thereof; and WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust so to do, notice is hereby given that James E. Albertelli, P.A. dba ALAW, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will, on September 6, 2024, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the East Door of the Pearl River County Courthouse, 200 South Main Street, Poplarville, MS 39470, offer for sale and will sell at public sale and outcry to the highest and best bidder for cash or other certified funds, the following described land, being the same land and property described in said Deed of Trust, situated in Pearl River County, State of Mississippi, to-wit:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK B, J. W. TURNER ADDITION TO THE CITY OF PICAYUNE, PEARL RIVER COUNTY, MISSISSIPPI, THENCE WEST 150.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 190.80 FEET; THENCE WEST 108.60 FEET; THENCE NORTH 14 DEGREES 17 MINUTES 25 SECONDS EAST 196.89 FEET; THENCE EAST 60.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THIS PARCEL CONTAINING 0.37 ACRE, AND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 6 SOUTH, RANGE 17 WEST, PEARL RIVER COUNTY, MISSISSIPPI.

Parcel Number:  
6175150030405100  
Property address: 809 JAR-

RELL ST, PICAYUNE, MS 39466

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosed property to the Secretary of Veterans Affairs, an Officer of the United States of America or the Secretary of Housing and Urban Development, an Officer of the United States of America, or whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested transfer of its bid to grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereto and that the Substitute Trustee is duly authorized and empowered to execute same. 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.

WITNESS my signature, on this 1st day of August, 2024.

/s/ Reginald Hamlin, Esq.  
James E. Albertelli, P.A. dba ALAW  
1 Information Way, Ste 201  
Little Rock, AR 72202  
(501) 406-0855  
File #24-006271

Picayune Item: Aug. 14, 21, 28  
and Sept. 4, 2024  
24-006271

PEARL RIVER COUNTY MS MELINDA BOWMAN  
I CERTIFY THIS INSTRUMENT WAS FILED ON 10/29/2024 11:31:47 AM AND RECORDED IN DEED BOOK:2024 PAGE:9707