

## SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on August 3, 1998, **Vince Abston**, executed a Deed of Trust to Equity Title and Escrow Companies of Memphis, LLC, Trustee, for the benefit of **First Federal Bank, FSB**, which Deed of Trust is filed for record in Book 1025, Page 0338, in the land records in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust authorized the appointment and substitution of another Trustee in the place of the Trustee named in said Deed of Trust or subsequently substituted therein, and **First Federal Bank, FSB**, appointed and substituted David A. Kirkscey or Joe McIlvain, Jr. as Substitute Trustee therein, by Substitution of Trustee dated April 4, 2011, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 3292, Page 323; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, and the entire indebtedness secured thereby having been declared to be due and payable pursuant to the terms of said Deed of Trust, and **First Federal Bank, FSB**, the holder of the note and Deed of Trust, having requested the undersigned Substituted Trustee so to do, I will, on June 3, 2011 offer for sale at public outcry between the hours of 11:00 a.m. and 4:00 p.m., at the East Door of the County Courthouse of DeSoto County at Hernando, Mississippi, for cash to the highest and best bidder, the following described land and property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to wit:

Lot 445, Section B, South ½ and East of Cow Pen Creek, Desoto Village Subdivision, on Section 34, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 8, Pages 16-21, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Vince Abston from Andrew Cuomo, Secretary of Housing and Urban Development, by deed dated 08/04/1998, recorded 08/12/1998, in Deed Book 338 at Page 76, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel No. 108834020-00445.00

Property Address: 6010 Tulane Road, Horn Lake, Mississippi 38637. This property address is presumed to be correct; however, the sale will be transacted by legal description only.

If the highest bidder cannot pay the bid within twenty-four (24) hours of the sale, the next highest bidder will be deemed the successful bidder, at Trustee's option.

Title is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee. Sale is subject to any and all restrictive covenants and easements of record, outstanding and unpaid taxes, prior liens and/or encumbrances of record including any liens for real estate taxes. Sale is subject to tenant(s) rights in possession, if applicable.

6-3-11

This is an attempt to collect a debt and any information obtained will be used for that purpose.

David A. Kirkscey  
DAVID A. KIRKSCEY, SUBSTITUTE TRUSTEE

Joe McIlvain, Jr.  
JOE McILVAIN, JR., SUBSTITUTE TRUSTEE

Publication dates: May 12, 2011, May 19, 2011, May 26, 2011, and June 2, 2011

Charge to: Sacharin, Kirkscey & Flexsenhar, Attorneys  
90 Harbor Town Square, Suite 106  
Memphis, Tennessee 38103  
(901) 523-1930

STATE OF TENNESSEE  
COUNTY OF SHELBY

The undersigned certifies that the above publication is the original Notice of Sale sent to *The DeSoto Times Today* for publication.

David A. Kirkscey  
DAVID A. KIRKSCEY

Sworn to and subscribed this 21 day of April, 2011.

Lisa S. Smith  
NOTARY PUBLIC



My Comm. Exp. 10-24-2012