



The time, terms and place of sale were duly advertised for four (4) consecutive weeks immediately preceding said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof and by posting a notice of said sale upon the bulletin board of the Courthouse in said County on the 29th day of January, 1976, and said notice remaining upon said bulletin board until the date of the sale of said land, to wit: FEBRUARY 23, 1976.

The proceeds of sale were distributed by me as follows:

|                                  |          |
|----------------------------------|----------|
| DeSoto Times,<br>Publication Fee | \$ 66.25 |
| Joel P. Walker,<br>Attorney Fee  | 200.00   |

and the balance remaining in my hands was paid to JAY DEF BUILDERS, INC., TRUSTEE, to apply on the indebtedness due them by Frank Piecara and Jack Bowie.

THEREFORE, in consideration of the premises and the payment to me of said sum of Twenty Five Thousand and no/100 Dollars (\$25,000.00) by the said Richard H. Kremer, Trustee, the receipt of which is hereby acknowledged, I, Joel P. Walker, Trustee, do hereby sell to RICHARD H. KREMER, TRUSTEE, the land hereinbefore described.

WITNESS my signature this the 23rd day of February, 1976.

*Joel P. Walker*  
\_\_\_\_\_  
TRUSTEE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Joel P. Walker, Trustee, who acknowledged that he signed and delivered the above and foregoing Trustee's Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein mentioned.

Given under my hand and official seal of office this the 23rd day of February, 1976.

*Larab Wetmore*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

3-24-1979

# DeSoto Times

## Proof of Publication

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, Pamela McPhail, one of the managers of the DeSoto Times, a newspaper published in the Town of Hernando and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of four weeks consecutively, as follows, to-wit:

- In Vol. 81 No. 5, dated the 29 day of January, 19 76
- In Vol. 81 No. 6, dated the 5 day of February, 19 76
- In Vol. 81 No. 7, dated the 12 day of February, 19 76
- In Vol. 81 No. 8, dated the 19 day of February, 19 76
- In Vol. \_\_\_\_\_ No. \_\_\_\_\_, dated the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

and that the DeSoto Times has been published continuously for a period of more than one year.

*Pamela McPhail*  
FOR DESOTO TIMES

Sworn to and subscribed before me, this 19 day of February, 1976

(SEAL) *[Signature]*  
NOTARY PUBLIC

My Commission expires January 15, 19 79

To Joel P. Walker - Trustee

for taking the annexed publication of 435 words or the equivalent thereof for a total of 4 times \$ 65.25, plus \$1.00 for making a proof of publication and depositing to same for a total cost of \$ 66.25

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 1st day of September, 1973, FRANK PIECARA and JACK BOWIE executed a deed of trust to Joel P. Walker, Trustee, for the benefit of JAY DEE BUILDERS, INC., TRUSTEE, which deed of trust is recorded in Trust Deed Book 188, Page 501, in the office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default has 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, and the holder of said indebtedness having requested the undersigned trustee to execute the trust and sell the said land in accordance with the terms of said deed of trust,

NOW, THEREFORE, I, Joel P. Walker, Trustee, under the provisions of and by virtue of the authority conferred upon me in said deed of trust, will on

FEBRUARY 23, 1976

offer for sale at public outcry and sell within legal hours at the east door of the County Courthouse in Hernando, DeSoto County, Mississippi, to the highest and best bidder for cash, the land in DeSoto County, Mississippi, described as follows:

80.789 acres, being the West Half of the Northwest Quarter of Section 30, Township 1, Range 7, described as BEGINNING at the northwest corner of said Section 30; thence southwardly along the west line of said Section 2,840.0 feet to an iron pin; thence eastwardly with an interior angle of 89 degrees 34 minutes 50 seconds a distance of 1,332.23 feet to an iron pin; thence northwardly with an interior angle of 90 degrees 28 minutes 10 seconds a distance of 2,840 feet to an iron pin in the north line of Section 30; thence westwardly along the north line of said Section with an interior angle of 89 degrees 34 minutes 50 seconds 1,332.23 feet to the point of beginning, LESS AND EXCEPT 2 acres described as follow, to-wit:

Two (2) acres in the Northwest Quarter of Section 30, Township 1, Range 7 West, described as BEGINNING at a point 700.8 feet south of the northwest corner of the Northwest Quarter of said Section 30; thence east 415 feet to a point; thence south 210 feet to a point; thence west 415 feet to a point in the west section line; thence north 210 feet to the point of beginning, on which is located a residence.

I will sell and convey only such title as is vested in me as trustee.  
WITNESS my signature this 23rd day of February, 1976.

JOEL P. WALKER, TRUSTEE

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 3 o'clock no minutes P. M. 26 day of Feb. 1976, and that the same has been recorded in Book 123 Page 241 records of \_\_\_\_\_ of said County.

Witness my hand and seal this the 27 day of February, 1976.  
*[Signature]*