

TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	TRUST DEED BOOK	PAGE
A. C. Thornton and Rubystein J. Thornton	August 14, 1972	146	378

The indebtedness secured by the above described Deed of Trust was assumed by Bessie L. Thornton by Assumption Agreement dated January 27, 1976.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Trustee caused a due notice to be published in the North Mississippi Times, a newspaper published in the City of Hernando, said County and State, and on November 6, 1980, posted a like notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands hereinafter described would on December 1, 1980, be sold at public auction at the front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of November 6, November 13, November 20, and November 27, 1980.

And said lands having been by said Trustee on December 1, 1980, at 11:00 a.m., in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and United States of America, having been the highest bidder herefor and having bid the sum of EIGHTEEN THOUSAND FOUR HUNDRED NINETY NINE AND 96/100 dollars (\$18,499.96), the said United States of America was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Ronald E. Beck, as Substitute Trustee, do hereby convey and sell to the said United States of America, the following described land situated in DeSoto County, Mississippi, to-wit:

The lands situated in DeSoto County, Mississippi, described as follows, to-wit:

One (1) acre, situated in the Northeast Quarter of Section Thirty Four (34), Township Two (2), Range Seven (7) West, and more particularly described by metes and bounds as follows, to-wit:

Beginning at a point in the West right of way of Malone Road that is 170 feet South of the North line of said Section 34; thence South 5 degrees 55 minutes East along said right of way 130 feet to a point; thence South 84 degrees 05 minutes West and parallel to the North line of said Section, 335 feet to a point; thence North 5 degrees 55 minutes West and parallel to said road right of way, 130 feet to a point, said point being 170 feet South of said Section line; thence North 84 degrees 05 minutes East and parallel to said Section line, 335 feet to the point of beginning, and as said lands are shown by Survey Plat of J. E. Lauderdale, C. E. dated February 2, 1972, SUBJECT HOWEVER to existing easement held by Miss. Power and Light Co., of record in Book 33, Page 196 of the Deed Records of said County.

Grantors' address: Ronald E. Beck  
Farmers Home Administration  
212 Holly Springs  
Hernando, Miss. 38632

Grantees' address: United States of America  
Farmers Home Admin.  
212 Holly Springs  
Hernando, Miss. 38632

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being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

IN WITNESS WHEREOF, I have caused these presents to be signed the 4<sup>th</sup> day of December 19 80.

Ronald E Beck  
Substitute Trustee  
Duly authorized to act in the premises by instrument dated September 4 19 80 and recorded in Book 263, Page 407 of the records of the aforesaid County and State.

ACKNOWLEDGMENT

STATE OF MISSISSIPPI )  
COUNTY OF De Soto )SS:

Personally appeared before me, H. H. Ferguson, a Chancery Clerk in and for the County and State aforesaid, Ronald E. Beck, Trustee, who acknowledged that he signed and delivered the foregoing Trustee's Deed on the day and year therein mentioned.

Given under my hand this 4<sup>th</sup> day of December 19 80.

(SEAL)  
My Commission Expires:  
MY COMMISSION EXPIRES JAN. 2, 1984

H. H. Ferguson  
(Signature)  
By D. W. Mc Cain, D.C.  
Chancery Clerk  
(Title)

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI )  
COUNTY OF De Soto )SS:

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, [Signature], Publisher of the North Mississippi Times, a newspaper published in the City of Hernando, in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true copy, was published in said newspaper for four consecutive weeks, to-wit:

In Vol. <u>85</u>	No. <u>45</u>	Dated <u>11/6/80</u>
In Vol. <u>85</u>	No. <u>46</u>	Dated <u>11/13/80</u>
In Vol. <u>85</u>	No. <u>47</u>	Dated <u>11/20/80</u>
In Vol. <u>85</u>	No. <u>48</u>	Dated <u>11/27/80</u>

X [Signature]  
Publisher

Subscribed and sworn to before me this 3<sup>rd</sup> day of December 19 80.

(SEAL)  
My Commission Expires:  
5-1-82

Rebecca Peares  
Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

}SS:

Ronald E. Beck, being first duly sworn on oath, deposes and says that he is the DeSoto County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that on the 6th day of November 1980, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:00 a.m. on the 1st day of December 1980, at the front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by United States of America for the sum of \$ 18,499.96, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

Ronald E. Beck

Subscribed and sworn to before me this 4th day of December 1980.

(S E A L)

MY COMMISSION EXPIRES JAN. 2, 1984

My Commission Expires:

H. J. Ferguson, Chancery Clerk  
Notary Public  
B. W. McPlain, D.C.

NORTH MISSISSIPPI TIMES November 6,

NOTICE OF SALE

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed [s] of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described: located in DeSoto County, Mississippi, said deed [s] of trust being duly recorded in the office of the Chancery Clerk in and for said County and State:

GRANTOR [S] - A. C. Thornton and Rubystein J. Thornton; DATE EXECUTED - August 14, 1972; TRUST DEED BOOK - 146; PAGE - 378.

The indebtedness secured by the above described Deed of Trust was assumed by Bessie L. Thornton by Assumption Agreement dated January 27, 1976.

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed [s] of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substitute Trustee, to foreclose said deed [s] of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed [s] of trust and in accordance with the statutes made and provided therefor, the said deed [s] of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the front door of the county courthouse in the town of Hernando, Mississippi, in the aforesaid County at 11:00 a.m., on the 1st day of December 1980, to satisfy the indebtedness now due under and secured by said deed [s] of trust.

The premises to be sold are described as:

The lands situated in DeSoto County, Mississippi, described as follows, to-wit:

One (1) acre, situated in the Northeast Quarter of Section Thirty Four (34), Township Two (2), Range Seven (7) West, and more particularly described by metes and bounds as follows, to-wit:

Beginning at a point in the West right of way of Malone Road that is 170 feet South of the North line of said Section 34; thence South 5 degrees 55 minutes East along said right of way 130 feet to a point; thence South 84 degrees 05 minutes West and parallel to the North line of said Section, 335 feet to a point; thence North 5 degrees 55 minutes West and parallel to said road right of way, 130 feet to a point, said point being 170 feet South of said Section line; thence North 84 degrees 05 minutes East and parallel to said Section line, 335 feet to the point of beginning, and as said lands are shown by Survey Plat of J. E. Lauderdale, C. E. dated February 2, 1972, SUBJECT HOWEVER to existing easement held by Miss. Power and Light Co., of record in Book 33, Page 198 of the Deed Records of said County.

Ronald E. Beck  
Substitute Trustee

Duly authorized to act in the premises by instrument dated September 4, 1980, and recorded in Book 283, Page 407, of the records of the aforesaid County and State.  
Nov. 6, 13, 20, 27, 1980

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 55 minutes P. M. 13th day of Jan. 1981, and that the same has been recorded in Book 152 Page 163 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 1st day of January 1981.

Fee \$4.50 Pd.

SEAL H. J. Ferguson

CLERK