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164

TRUSTEE'S DEED

WHEREAS, on November 23, 1970, Don F. Collins and wife, Faye Collins executed a Deed of Trust to Joel P. Walker, Trustee, for Stanley Wender and Sidney M. Katz, which Deed of Trust was recorded in Trust Deed Book 123, Page 49 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default was made in the payment of the indebtedness secured by said Deed of Trust and the undersigned as Trustee was requested by the owner and holder of the indebtedness to foreclose said Deed of Trust according to its terms:

THEREFORE, IN CONSIDERATION OF THE PREMISES, I did, pursuant to said request on the 29th day of March, 1971, within legal hours at the east or front door of the Courthouse in the Town of Hernando, DeSoto County, Mississippi, offer for sale and sell at public auction to Stanley Wender and Sidney M. Katz, they being the highest and best bidder for cash, at and for the sum of One Thousand One Hundred Ten and 30/100 Dollars (\$1,110.30) the land mentioned in said Deed of Trust, lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 164 in Section C, DeSoto Woods Subdivision as appears on the plat recorded in Plat Book 7, Page 15 in the office of the Chancery Clerk of said County in Section 1, Township 2, Range 8.

The time, terms and place of sale were duly advertised for three 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 such publication being attached hereto and made a part hereof and by posting a notice of the sale upon the bulletin board of the Courthouse in said County on the 4th day of March, 1971, said notice remaining upon said bulletin board until the date of the sale of said land, to-wit: March 29, 1971.

This instrument is being re-recorded for the purpose of correcting the Page No. of the Trust Deed which was inadvertently shown as Page 149 instead of Page 49.

The proceeds of said sale were distributed by me as follows:

DeSoto Times \$31.30

Joel P. Walker, Trustee's fee \$75.00

and the balance remaining in my hands of One Thousand Dollars (\$1,000.00) was paid to Stanley Wender and Sidney M. Katz, to apply on the indebtedness due them by Don F. Collins and wife, Faye Collins.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and the payment to me of said sum of \$1,110.30 by the said Stanley Wender and Sidney M. Katz, the receipt of which is hereby acknowledged, I Joel P. Walker, Trustee, do hereby sell, convey and warrant to said Stanley Wender and Sidney M. Katz, the land hereinbefore described.

WITNESS MY SIGNATURE this the 29th day of March, 1971.

Joel P. Walker
TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

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

29th Given under my hand and official seal of office this the 29 day of March, 1971.

Barbara J. Crews
NOTARY PUBLIC

My Commission Expires:

3-18-72

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 3 o'clock 00 minutes P.M. 15 day of June 1983, and that the same has been recorded in Book 65 Page 231 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 16 day of June 1983.

Fee 3.50

H. M. Ferguson
CLERK