

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	TRUST DEED	
	EXECUTED	BOOK	PAGE(S)
Elmo Kidd and Mae B. Kidd	August 23, 1977	215	187

The indebtedness secured by the Deed of Trust dated August 23, 1977, and executed by Elmo Kidd and Mae B. Kidd was assumed by William A. Larkin, Jr. and Donna G. Larkin with Assumption Agreement dated May 23, 1980.

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 DeSoto Times, a newspaper published in the City of Hernando, said County and State, and on June 9, 1983, posted a like notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on July 5, 1983, 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 June 9, June 16, June 23, and June 30, 1983.

And said lands having been by said Trustee on July 5, 1983, at 1:15 AM, 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 therefor and having bid the sum of thirty one thousand five hundred and 00/100 Dollars (\$ 31,500.00), the said United States of America was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Gary L. Linton, 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:

Lot 687, Section "D", Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, Plat Book 10, Pages 32 and 33 in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

Subdivision restrictions, building lines and easements of record in Plat Book 10, Pages 32 and 33 in the said Clerk's Office.
Location of a five foot utility easement along the north lot line as shown on survey of Ralph F. Hassa, dated July 26, 1977.

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DeSoto)

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, William Bailey, Publisher, of the DeSoto 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>88</u>	No. <u>23</u>	Dated <u>June 9, 1983</u>
In Vol. <u>88</u>	No. <u>24</u>	Dated <u>June 16, 1983</u>
In Vol. <u>88</u>	No. <u>25</u>	Dated <u>June 23, 1983</u>
In Vol. <u>88</u>	No. <u>26</u>	Dated <u>June 30, 1983</u>

William Bailey
Publisher

Subscribed and sworn to before me this 5th day of July 19 83.

James C. Wilson
Notary Public



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) - Elmo Kidd and Mae B. Kidd; DATE EXECUTED - August 23, 1977; TRUST DEED BOOK - 215; PAGE(S) - 187.

The indebtedness secured by the Deed of Trust dated August 23, 1977, and executed by Elmo Kidd and Mae B. Kidd was assumed by William A. Larkin, Jr. and Donna G. Larkin with Assumption Agreement dated May 23, 1980.

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 therefore.

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 1:15 PM, on July 5, 1983, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

Lot 857, Section "D", Twin Lakes Subdivision, situated in Section 8, Township 2 South, Range 8 West, Plat Book 10, Pages 32 and 33 in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

1977 taxes which are not yet due and payable.

Subdivision restrictions, building lines and easements of record in Plat Book 10, Pages 32 and 33 in the said Clerk's Office.

Location of a five foot utility easement along the north lot line as shown on survey of Ralph P. Messia, dated July 28, 1977.

1980
June 9, 1983
Date

Gary E. Linton
Substitute Trustee
Duly authorized to act in the premises by instrument dated August 31, 1982, and recorded in Book 257, Page 507, of the records of the aforesaid County and State.
June 9, 16, 23, 30, 1983

(Attach copy of Notice of Sale published in newspaper)

- STATE OF MISSISSIPPI)
COUNTY OF DeSoto) SS:

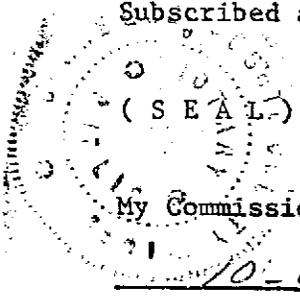
Gary L. Linton, being first duly sworn on oath, deposes and says that he is the County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that on June⁹, 1983, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on 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 1:15 AM on July 5th, 1983, 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 \$ 31,500.00, 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.

Gary F. Linton

Subscribed and sworn to before me this 5 date of July 19 83.

Jane Lee
Notary Public



My Commission Expires:
10-6-85

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 40 minutes A.M. 18 day of July 1983, and that the same has been recorded in Book 165 Page 579 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 19 day of

July 1983.
H. H. Ferguson
CLERK

Fee \$ 6.50