

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:

<u>GRANTOR(S)</u>	<u>DATE EXECUTED</u>	<u>TRUST DEED BOOK</u>	<u>PAGE(S)</u>
Frederick M. McDonald and Donna A. McDonald	September 14, 1979	249	597
Sally E. Manns	October 18, 1982	288	579

The indebtedness secured by the Deed of Trust dated September 14, 1979 and executed by Frederick M. McDonald and Donna A. McDonald was assumed by Sally E. Manns with Assumption Agreement dated October 18, 1982.

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 August 25, 1988, posted a like notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on September 19, 1988, 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 August 25, September 1, September 8, September 15, 1988.

And said lands having been by said Trustee on September 19, 1988, at 1:15 PM, 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 State of America having been the highest bidder therefor and having bid the sum of thirty seven thousand two hundred Dollars (\$ 37,000⁰⁰), the said United State 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 State of America the following described land situated in DeSoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Note

Lot 493, Section E, Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, in Plat Book 12, Pages 19 and 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

EXCEPTIONS

Easements, subdivision restrictions and building lines as shown on plat of record in Plat Book 12, Pages 19 and 20, aforesaid office. Rights of way and easements for public roads and public utilities. Subdivision and zoning regulations in effect in DeSoto County, MS.

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 28 day of Sept 19 88.

Gary L. Linton
Substitute Trustee
Duly authorized to act in the premises by instrument dated November 5, 1984, and recorded in Book 1, Page 15, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DeSoto)

Personally appeared before me, James E. McDougale a Notary Public in and for the County and State aforesaid, Gary L. Linton, Sub. Tr. Trustee, who acknowledged that he signed and delivered the foregoing Trustee's Deed on the day and year therein mentioned.

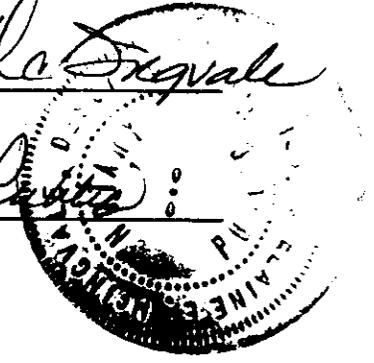
Given under my hand this 28th day of September 1988.

(S E A L)

James E. McDougale
(Signature)

My Commission Expires:
8/6/90

Notary Public
(Title)



Grantor: Gary L. Linton, Trustee for the United States
(Name of Trustee)
acting through the Farmers Home Administration PO Box 488
(Address)
Hernando, MS 38632 601 368-7866.

Grantee: United States of America Farmers
Home Administration PO Box 488 Hernando MS
601 368-7866 38632

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DeSoto)

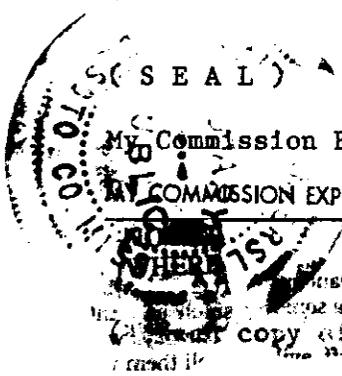
Personally appeared before me, the undersigned authority in and for the aforesaid County and State, William Bailey, Publisher of the DeSoto Times, a newspaper published in the City of Hernando, in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a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

In Vol. <u>93</u>	No. _____	Dated <u>Aug. 25, 1988</u>
In Vol. <u>93</u>	No. _____	Dated <u>Sept. 1, 1988</u>
In Vol. <u>93</u>	No. _____	Dated <u>Sept. 8, 1988</u>
In Vol. <u>93</u>	No. _____	Dated <u>Sept. 15, 1988</u>

William Bailey
Publisher

Subscribed and sworn to before me this 15 day of Sept 19 88.

[Signature]
Notary Public



My Commission Expires:
MY COMMISSION EXPIRES JUNE 3, 1989

copy of Notice of Sale published in newspaper)

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DeSoto)

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 August 25, 1988 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 PM on September 19, 1988 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

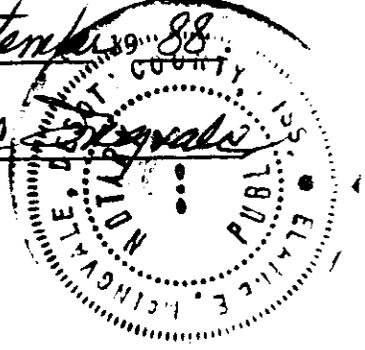
United States of America for the sum of \$ 37000⁰⁰, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and 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 Linter

Subscribed and sworn to before me this 28th date of September 1988.

(S E A L)

James E. McQuinn
Notary Public



My Commission Expires:

3/6/90

170

DEED OF SALE

AS, the United States of America, acting by and through the Federal 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(S)
Frederick M. McDonald and Donna A. McDonald	September 14, 1979	249	597
Sally E. Manns	October 18, 1982	288	579

The indebtedness secured by the Deed of Trust dated September 14, 1979 and executed by Frederick M. McDonald and Donna A. McDonald was assumed by Sally E. Manns with Assumption Agreement dated October 18, 1982.

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 therefore, 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 September 19, 1988, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

The premises to be sold are described as:

Lot 493, Section E, Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, in Plat Book 12, Pages 19 and 20, in the office of the Chancery Clerk of DeSoto County, Mississippi,

EXCEPTIONS

Easements, subdivision restrictions and building lines as shown on plat of record in Plat Book 12, Pages 19 and 20, aforesaid office. Rights of way and easements for public roads and public utilities. Subdivision and zoning regulations in effect in DeSoto County, MS.

Gary L. Linton
Substitute Trustee
August 25, 1988

Duly authorized to act in the premises by instrument dated November 5, 1984, and recorded in Book 1, Page 15, of the records of the aforesaid County and State.

August 25, September 1, September 8, & September 15, 1988