

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, Emmanuel Edwards executed his certain deed of trust to Fred Ogg, Trustee for the benefit of Citizens Bank, Coldwater, Mississippi dated May 27, 1988, as recorded in Book 438 at Page 661 in the office of the Chancery Clerk of DeSoto County, Mississippi to secure a debt in the original principal amount of \$13,500.00; and

WHEREAS, by instrument dated May 26, 1989 as recorded in Substitution of Trustee Book 473 at Page 307 of said records, H. Kirk Moore, Jr. was substituted as trustee in said Deed of Trust in the place of and instead of the said Fred Ogg and as such Substituted Trustee the undersigned, H. Kirk Moore, Jr., was vested with all of the rights, title, powers and duties conferred upon the said Fred Ogg, Trustee, by law or by said Deed of Trust; and

WHEREAS, default was made in the payment of the indebtedness as evidenced by said Deed of Trust and the entire indebtedness secured thereby was declared due and payable by the said Citizens Bank and said Substituted Trustee was requested by the said Citizens Bank to sell the property conveyed thereby to pay said indebtedness; and

WHEREAS, the time, place and terms of the sale were duly advertised four (4) consecutive weeks immediately preceding the said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, proof of publication being attached hereto and made a part hereof and by posting, notice of the said sale upon the bulletin board of the DeSoto County Courthouse on the 15th day of June, 1989 and said notice remained posted on the said bulletin until the date of the sale of the said property; and

WHEREAS, the Notice of Substituted Trustee's Sale was published in the DeSoto Times on the dates of June 22, June 29, July 6 and July 13, 1989 and said property was offered on July 17, 1989 at 11:00 A.M. at the front door of the Courthouse of DeSoto County in the City of Hernando, Mississippi for sale to the highest bidder for cash and there was only one (1) bid (•) made which was by Citizens Bank, Coldwater, Ms 38618 for the sum of \$ 16,402.05 :

NOW, THEREFORE, in consideration of the premises and payment of the sum of \$ 16,402.05 by Citizens Bank, Coldwater, Ms 38618 pursuant to his bid the receipt of the consideration for this deed being hereby acknowledged, I, H. KIRK MOORE, JR., as Substituted Trustee, do hereby SELL, CONVEY AND DELIVER unto the said Citizens Bank, Coldwater, Ms, 38618, a Mississippi banking corporation, the property located and situated in DeSoto County, Mississippi and described as follows, to-wit:

2 acres located North of County Line Road in the Southeast Quarter of Southwest Quarter of Section 31, Township 3 South, Range 6 West DeSoto County, Mississippi, described as follows:

Beginning at a stake on the North boundary line of the County Line Road, which is situated 40 degrees North and 317.6 feet West of the Southeast corner of the said Southeast Quarter of Southwest Quarter of said Section 31 as a point of beginning running thence West 210 feet to a stake on the North boundary of said road; thence North 420 feet to a point; thence run East 210 feet to a point; thence run South 420 feet to the point of beginning.

Further, the said Substituted Trustee does hereby transfer, assign and set forth unto the said Citizens Bank, Coldwater, Ms 38618, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as Substituted Trustee,

but not further or otherwise.

WITNESS my signature on this the 17th day of July, 1989.

H. Kirk Moore, Jr.
H. KIRK MOORE, JR.
Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF ~~JACKSON~~ DESOTO

PERSONALLY appeared before me, the undersigned authority in and for state and county aforesaid, on the 17th day of July, 1989, within my jurisdiction, the within named H. KIRK MOORE, JR., who acknowledged that he signed, executed and delivered the above and foregoing Substituted Trustee's Deed as his free and voluntary act and deed.



W.E. Davis, Chancery Clerk
Wm. N. Graham D.C.
TITLE: NOTARY PUBLIC

My Commission Expires: 1-6-92

ADDRESS OF GRANTOR:
210 South Ward St.
SENATORIA MS 38668
601-562-4426
TELEPHONE NO.

ADDRESS OF GRANTEE:
Main St. (Central Ave)
Coldwater, Ms 38618
601-622-7411
TELEPHONE NO.

SSN _____

SSN _____

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me the undersigned authority in and for said County and State, Nancy Johnson who states on oath that She is the Clerk of the DeSoto Times, a newspaper published and printed in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

NOTICE OF TRUSTEE'S SALE

WHEREAS, Emmanuel Edwards executed his certain deed of trust to Fred Ogg, Trustee, for the benefit of Citizens Bank, Coldwater, Mississippi dated May 27, 1988, recorded in Book 438 at Page 661 in the office of the Chancery Clerk of DeSoto County, Mississippi, to secure his note in the original principal amount of Thirteen Thousand Dollars (\$13,000.00); and

WHEREAS, by instrument dated May 26, 1989 recorded in Substitution of Trustee Book 473 at Page 307 of said records, the undersigned H. Kirk Moore, Jr. was substituted trustee in said deed of trust in the place of and instead of the said Fred Ogg, Trustee, and as such substituted trustee, the undersigned, H. Kirk Moore, Jr. was vested with all of the rights, title, powers and privileges conferred upon the said Fred Ogg, Trustee, by law or by said deed of trust; and

WHEREAS, default has been made in the payment of said promissory note and said deed of trust and the entire indebtedness secured thereby has been declared due and payable by the said Citizens Bank and said substituted trustee has been requested by the said Citizens Bank to sell the property conveyed thereby to pay said indebtedness:

NOW, THEREFORE, pursuant to the terms of said deed of trust and for the purpose of paying the promissory note and other indebtedness, if any, secured thereby and at the request of the said Citizens Bank, the holder and owner of said deed of trust and promissory note, I, H. KIRK MOORE, JR., as substituted trustee as aforesaid, will sell at public outcry to the highest bidder for cash at the front door of the Courthouse of DeSoto County in the City of Hernando, Mississippi, on Monday, July 17, 1989 within legal hours, and beginning at the hour of 11:00 o'clock A.M., the following described property situated in DeSoto County, Mississippi, to-wit:

2 acres located North of County Line Road in the Southeast Quarter of Southwest Quarter of Section 31, Township 3 South, Range 6 West DeSoto County, Mississippi, described as follows:

Beginning at a stake on the North boundary line of the County Line Road, which is situated 40 degrees North and 317.6 feet West of the Southeast corner of the said Southeast Quarter of Southwest Quarter of said Section 31 as a point of beginning running thence West 210 feet to a stake on the North boundary of said road; thence North 420 feet to a point; thence run East 210 feet to a point; thence run South 420 feet to the point of beginning.

Less and except any road right of ways of record.

Said property being the same and identical property as that described in the aforesaid deed of trust.

Said property will be sold in accordance with the terms of said deed of trust and in accordance with the laws of the State of Mississippi in such cases made and provided. I will sell only such title to said property as is vested in me as substituted trustee.

WITNESS my signature on this the 15th day of June, 1989.

H. KIRK MOORE, JR.
Substituted Trustee

June 22, 29, July 6 and 13, 1989 503

- Volume No. 94 on the 22nd day of June, 1989
- Volume No. 94 on the 29th day of June, 1989
- Volume No. 94 on the 6th day of July, 1989
- Volume No. 94 on the 13th day of July, 1989
- Volume No. on the day of , 19

Nancy Johnson, Clerk
(Title)

Sworn to and subscribed before me, this the 13th day of July
By Jawanda Tankersly
My Commission Expires June 3, 1993



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3 subsequent insertions 503 words @ .05 \$ 75.45
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Exhibit A