

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

Max D. Schrimsher  
 NMC# 121164

SUBSTITUTED TRUSTEES DEED

WHEREAS, on the 20th day of November, 1985, MAX D. SCHRIMSHER AND WIFE, BONNIE Y. SCHRIMSHER executed a Deed of Trust to Delta Title Company, Trustee for the benefit of National Mortgage Company, which Deed of Trust is filed for record in Book 352, Page 715, in the office of the Chancery Clerk of Desoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Deposit Guaranty National Bank, as Trustee for the Mississippi Housing Finance Corporation's Single Family Mortgage Purchase Revenue Bonds of 1984 by instrument dated December 12th, 1985 and filed for record in Book 355, Page 469 of the aforesaid records; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Deposit Guaranty National Bank, appointed and substituted Mark A. Pickens as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated June 12th, 1989, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 475, Page 621 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by Deposit Guaranty National Bank to foreclose under the terms of said Deed of Trust, I did on the 1st day of December, 1989, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the main east door of the County Courthouse of Desoto County, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in Desoto County, Mississippi, being more particularly described as follows, to wit:

Lot 37, POINT REGENCY LAKESIDE HOMES SUBDIVISION, in Section 19, Township 1 South, Range 7 West, as shown by the plat recorded in Plat Book 14, Pages 9 and 10, in the Office of the Chancery Clerk of said County. As per survey by BEN W. SMITH, P.E., dated October 11, 1985.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in the Desoto Times, a newspaper published in Hernando, Mississippi for four consecutive weeks preceding the date of sale. The first notice of the publication appeared on November 9, 1989, and subsequent notices appeared on November 16, 23, 30, 1989, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the main east door of the County Courthouse of Desoto County, Mississippi for said period of four consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, Deposit Guaranty National Bank bid for said property in the amount of Fifty Seven Thousand Nine Hundred One and 06/100 Dollars (\$57,901.06), which being the highest and best bid, the same was then and there struck off to Deposit Guaranty National Bank and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Deposit Guaranty National Bank, as Trustee for the Mississippi Housing Finance Corporation's Single Family Mortgage Purchase Revenue Bonds of 1984, I convey only such title as is vested in me as Substituted Trustee.

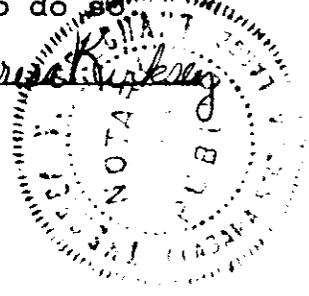
WITNESS MY SIGNATURE, this 1st day of December, 1989.

*Mark A. Pickens*  
Mark A. Pickens, Substituted Trustee

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned authority in and for said county and state, on this the 1st day of December, 1989, the within named Mark A. Pickens, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.

*Sherris Merchant*  
Notary Public  
MY COMMISSION EXPIRES MAY 23, 1992



My commission expires:

GRANTOR'S ADDRESS:  
Mark A. Pickens, Substitute Trustee  
Two Metroplex Drive, Suite 305  
Birmingham, Alabama 35209  
(205) 870-1169

GRANTEE'S ADDRESS:  
Deposit Guaranty National Bank  
Post Office Box 1200  
Jackson, Mississippi 39215-1200  
(601) 354-8211

DeSoto Times  
28 Lusher St./P. O. Box 100 STATE MS.-DESOTO CO.  
Hernando, Ms. 38632  
(601) 368-5226  
(901) 393-6397

DEC 22 10 38 AM '89

RECORDED 122789  
DEED BOOK 321wt  
PAGE 507  
W.E. DAVIS CH. CLK.

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me the undersigned authority in and for said County and State, John Richardson who states on oath that he he 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:

- Volume No. 94 on the 9<sup>th</sup> day of Nov, 1989
- Volume No. 94 on the 16<sup>th</sup> day of Nov, 1989
- Volume No. 94 on the 23<sup>rd</sup> day of Nov, 1989
- Volume No. 94 on the 30<sup>th</sup> day of Nov, 1989
- Volume No.      on the      day of     , 19

**TRUSTEE'S NOTICE OF SALE**  
 WHEREAS, on the 20th day of November, 1985, MAX D. SCHRMSHER AND WIFE, BONNIE Y. SCHRMSHER executed a certain deed of trust to Delta Title Company, Trustee for the benefit of National Mortgage Company which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 352, Page 715; and WHEREAS, said Deed of Trust was assigned to Deposit Guaranty National Bank, a Trustee for the Mississippi Housing Finance Corporation's Single Family Mortgage Purchase Revenue Bonds of 1984 by instrument dated December 12th, 1985 and filed for record in Book 355, Page 469 of the aforesaid Chancery Clerk's office; and WHEREAS, Deposit Guaranty National Bank, has heretofore substituted Mark A. Pickens as Trustee in place and in lieu of Delta Title Company by instrument dated June 12th, 1989 and recorded in the aforesaid Chancery Clerk's Office in Book 475, Page 621; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, Deposit Guaranty National Bank, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, Mark A. Pickens, Substituted Trustee in said deed of trust, will on the 1st day of December, 1989 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the east front door of the County Courthouse of DeSoto County, located at Highway 51, Hernando, Mississippi to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 37, POINT REGENCY LAKESIDE HOMES SUBDIVISION, in Section 19, Township 1 South, Range 7 West, as shown by the plat recorded in Plat Book 14, Pages 9 and 10, in the Office of the Chancery Clerk of said County. As per survey by BEN W. SMITH, P.E., dated October 11, 1985.

WILL CONVEY only such title as vested as Substituted Trustee.  
 WITNESS MY SIGNATURE this the 27th day of October, 1989.

Mark A. Pickens  
 SUBSTITUTED TRUSTEE for  
 Deposit Guaranty National Bank

John Richardson, clerk  
 (Title)

Sworn to and subscribed before me, this the 30<sup>th</sup> day of Nov, 1989

By Jawanda Jenkins  
 My Commission Expires June 3, 1993

publishing <u>1</u> first insertion <u>398</u> words @ .08	\$ <u>31.84</u>
<u>3</u> subsequent insertions <u>398</u> words @ .05	\$ <u>59.70</u>
making proof of publication and depositing to same	\$ <u>1.00</u>
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