

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 EXECUTED	TRUST DEED BOOK	PAGE(S)
Karl P. Walls and Crystal H. Walls	August 4, 1980	263	23
Teresa G. Freeman	March 25, 1987	395	701

The indebtedness secured by the Deed of Trust dated August 4, 1980 and executed by Karl P. Walls and Crystal H. Walls was assumed by Teresa G. Freeman with Assumption Agreement dated March 25, 1987.

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 January 4, 1990, posted a like notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on January 29, 1990, be sold at public auction at the east 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 January 4, January 11, January 18, and January 25, 1990.

And said lands having been by said Trustee on January 29, 1990, at 1:00 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 States of America, having been the highest bidder therefor and having bid the sum of Four thousand & ^{no}/100 Dollars (\$ 40,000⁰⁰), 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:

(SEE ATTACHED LEGAL DESCRIPTION)

Lot 474, Section "E", Twin Lakes Subdivision, located in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, at Pages 18-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Subject to the following exceptions:

- 1. Right of Way instrument executed by DeSoto Development Corporation to Mississippi Power & Light Company, dated September 5, 1972; a five foot utility easement along the side and rear property lines, recorded in Book 100, Page 378, in the office of the Chancery Clerk of DeSoto County, Mississippi.
- 2. Easements, subdivision restrictions and building lines as shown on plat of record in Plat Book 12, Pages 18-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.
- 3. Rights of way and easements for public roads and public utilities.
- 4. Subdivision and zoning regulations in effect in DeSoto County, Mississippi.

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
COUNTY OF DeSoto)SS:

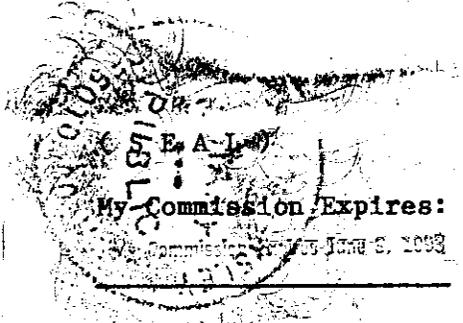
Personally appeared before me, the undersigned authority in and for the aforesaid County and State, Bill Bailey, Publisher of the DeSoto Times, a newspaper published in the City of Hernando, in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true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

In Vol. <u>95</u>	No. <u>1</u>	Dated <u>Jan 4 1990</u>
In Vol. <u>95</u>	No. <u>2</u>	Dated <u>Jan 11 1990</u>
In Vol. <u>95</u>	No. <u>3</u>	Dated <u>Jan 18 1990</u>
In Vol. <u>95</u>	No. <u>4</u>	Dated <u>Jan 25 1990</u>

Bill Bailey
Publisher

Subscribed and sworn to before me this 25th day of Jan 19 90.

Stewarda J. Kerley
Notary Public



(Attach copy of Notice of Sale published in newspaper)

STATE OF MISSISSIPPI)
COUNTY OF DeSoto)SS:

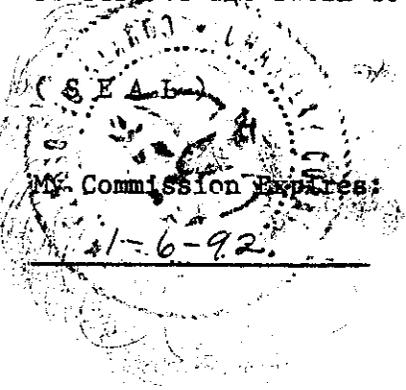
Gary L. Linton, being first duly sworn on oath, deposes and says that he is the County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that on January 4, 1990, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit 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 1:00 PM on January 29, 1990, at the east 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 \$ 40,000⁰⁰, 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 S. Finter

Subscribed and sworn to before me this 5th date of Feb. 1990.

W. E. Davis Chancery Clerk
Notary Public W. N. Graham D.C.



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:

<u>GRANTORS</u>	<u>DATE EXECUTED</u>
Kari P. Walls and Crystal H. Walls	August 4, 1980
Teresa G. Freeman	March 25, 1987

<u>TRUST DEED BOOK</u>	<u>PAGE</u>
263	23
395	701

The indebtedness secured by the Deed of Trust dated August 4, 1980 and executed by Kari P. Walls and Crystal H. Walls was assumed by Teresa G. Freeman with Assumption Agreement dated March 25, 1987.

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 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 east front door of the county courthouse in the town of Hernando, Mississippi, in the aforesaid County at 1:00 p.m., on January 29, 1990, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

Lot 474, Section "E", Twin Lakes Subdivision, located in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, at Pages 18-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Subject to the following exceptions:

1. Right of Way instrument executed by DeSoto Development Corporation to Mississippi Power & Light Company, dated September 5, 1972; a five foot utility easement along the side and rear property lines, recorded in Book 100, Page 378, in the office of the Chancery Clerk of DeSoto County, Mississippi.
2. Easements, subdivision restrictions and building lines as shown on plat of record in Plat Book 12, Pages 18-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.
3. Rights of way and easements for public roads and public utilities.
4. Subdivision and zoning regulations in effect in DeSoto County, Mississippi.

January 4, 1990 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.

STATE MS. - DESOTO CO.
FILED

FEB 26 8 52 AM '90

RECORDED 2-26-90
DEED BOOK 223
PAGE 198
W.E. DAVIS CH. CLK.