

DEC 5 1 23 PM '91

RECORDED *12-6-91*
DEED BOOK *240*
PAGE *513*
W.E. DAVIS CH. CLK.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 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</u>
Sandra K. Watkins aka Sandra G. Banger aka Sandra G. Watkins	August 19, 1985	345	572

And default having been made in the payment of said indebtedness:

And the United States of America, as Beneficiary, having authorized and instructed the 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 September 11, 1991, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on October 7, 1991, 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 September 11, September 18, September 25, and October 2, 1991.

And said lands having been sold by said Trustee on October 7, 1991, commencing 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 States of America, having been the highest bidder therefor and having bid the sum of Twenty Six Thousand Dollars (\$26,000.00), 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 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)

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 16 day of October, 1991.

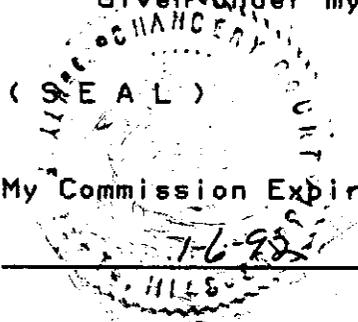
Gary L Linton
Trustee
Duly authorized to act in the premises pursuant to said real estate deed of trust set forth herein above and as recorded in the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
COUNTY OF DeSoto) SS:

Personally appeared before me, W. E. Davis, Chancery Clerk, a notary public in and for the County and State aforesaid, Gary L. Linton, Substituted 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 16 day of Oct, 1991.



W. E. Davis
(Signature)
Chancery Clerk
(Title) by S. Cleveland, D.C.

Grantor: Gary L Linton, Trustee for the United States
(Name of Trustee)
acting through the Farmers Home Administration P.O. Box 488 Hernando, MS
38632 (601) 429-7866
(Address)

Grantee: United States of America Dept. of Agriculture / Farmers Home Administration
P.O. Box 488 Hernando MS 38632 (601) 429-7866

Lot 1563, Section C, South, DeSoto Village Subdivision
in Section 33, Township 1 South, Range 8 West as per
plat thereof recorded in Plat Book 10, pages 3-8 in
the office of the Chancery Clerk of DeSoto County,
Mississippi.

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DeSoto)

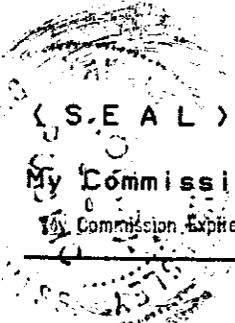
Personally appeared before me, the undersigned authority in and for the aforesaid County and State, William Bailey, Publisher of the DeSoto Times, a newspaper published in the City of Hernando in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a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

In Vol. <u>96</u>	No. <u>36</u>	Dated <u>Sept. 11, 1991</u>
In Vol. <u>96</u>	No. <u>37</u>	Dated <u>Sept. 18, 1991</u>
In Vol. <u>96</u>	No. <u>38</u>	Dated <u>Sept. 25, 1991</u>
In Vol. <u>96</u>	No. <u>39</u>	Dated <u>Oct. 02, 1991</u>

William Bailey
Publisher

Subscribed and sworn to before me this 2 day of October 1991.

Lester D. Darkes
Notary Public



My Commission Expires: June 3, 1993

(Attach copy of Notice of Sale published in newspaper)

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 of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

said deed of trust and in accordance with the statutes made and provided therefor, the said deed 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 commencing at 1:15 P.M. on October 7, 1991, to satisfy the indebtedness now due under and secured by said deed of trust.

I will convey only such title as is vested in me as Trustee.

The premises to be sold are described as:

Lot 1563, Section C, South, DeSoto Village Subdivision in Section 33, Township 1 South, Range 8 West as per plat thereof recorded in Plat Book 10, pages 3-8 in the office of the Chancery Clerk of DeSoto County, Mississippi.

GRANTORS	DATE EXECUTED
Sandra K. Watkins aka Sandra G. Banger aka Sandra G. Watkins	August 19, 1985

TRUST DEED BOOK	PAGE
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September 11, 1991 Gary L. Linton
Trustee

Duly authorized to act in the premises pursuant to said real estate deed of trust set forth herein above and as recorded in the records of the aforesaid County and State.

Sept. 11, 18, 25 and Oct. 2, 1991 332

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Trustee, to foreclose said deed 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

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 September 11, 1991, as 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 October 7, 1991, 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 \$36,000.00, 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 L. Linton

Subscribed and sworn to before me this 16 day of October 1991.

CHANCELY COURT
(S E - A L)
MISSISSIPPI
My Commission Expires:
1-6-92
DESO TO MISS

W. E. Davis, Chancery Clerk
by S. Cleveland, S.C.