

SUBSTITUTED 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
Charles C. Lowery and Laura L. Lowery	June 28, 1983	299	681
Robert A. Collums and wife, Regina C. Collums	July 8, 1987	408	350

The indebtedness secured by the Deed of Trust dated June 28, 1983 and executed by Charles C. Lowery and Laura L. Lowery was assumed by Robert A. Collums and wife, Regina C. Collums by Warranty Deed dated July 8, 1987 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 197 at Page 3 and with Assumption Agreement dated July 8, 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 Substituted Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law:

The said Substituted 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 5, 1992, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on August 31, 1992, 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 Substituted Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of August 5, August 12, August 19, and August 26, 1992.

And said lands having been sold by said Substituted Trustee on August 31, 1992, commencing 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 thirty four thousand 00/100 Dollars (\$34,000.00), 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 Substituted 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 2 day of Sept, 1992.

Gary L. Linton  
Substituted Trustee  
fully 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.

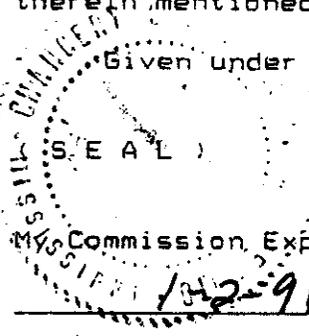
ACKNOWLEDGEMENT

STATE OF MISSISSIPPI  
COUNTY OF DeSoto SS:

Personally appeared before me, W.E. Davis, a Chancery Clerk, Notary Public and for the County and State aforesaid, Gary L. Linton, Substituted Trustee, who acknowledged that he signed and delivered the foregoing Substituted Trustee's Deed on the day and year therein mentioned.

Given under my hand this 2nd day of Sept., 1992.

W.E. Davis  
(Signature) Wm. N. Graham, Jr.  
Notary Public  
Chancery Clerk  
(Title)



Grantor: Gary L. Linton, Substituted Trustee for the United States

(Name of Substituted Trustee)

acting through the Farmers Home Administration P.O. Box 488 Herndon

(Address)

No 38632 (601) 429-7866

Grantee: United States of America Dept. of Agriculture / Farmers Home Administration P.O. Box 488 Herndon No 38632 (601) 429-7866

Lot 532, Section E, Twin Lakes Subdivision, as shown  
on Plat Book 12, Pages 18 through 20, situated  
in Section 6, Township 2 South, Range 8 West,  
DeSoto County, Mississippi

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI )  
 )  
COUNTY OF DeSoto )

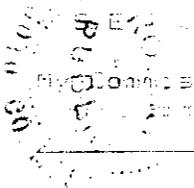
Personally appeared before me, the undersigned authority in and for the aforesaid County and State, William Bailey, Publisher of the DeSoto Times, a newspaper published in the City of Hernando in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a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

In Vol. <u>97</u>	No. _____	Dated <u>8-5-92</u>
In Vol. <u>97</u>	No. _____	Dated <u>8-12-92</u>
In Vol. <u>97</u>	No. _____	Dated <u>8-19-92</u>
In Vol. <u>97</u>	No. _____	Dated <u>8-26-92</u>

William Bailey  
Publisher

Subscribed and sworn to before me this 26 day of August 1992.

Jawanda Lindsey  
Notary Public



**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>
Charles C. Lowery and Laura L. Lowery	June 28, 1983
Robert A. Collums and wife, Regina C. Collums	July 8, 1987

<u>TRUST DEED BOOK</u>	<u>PAGE</u>
299	681
408	350

The indebtedness secured by the Deed of Trust dated June 28, 1983 and executed by Charles C. Lowery and Laura L. Lowery was assumed by Robert A. Collums and wife, Regina C. Collums by Warranty Deed dated July 8, 1987 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 197 at Page 3 and with Assumption Agreement dated July 8, 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 Substituted 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 city of Hernando, Mississippi, in the aforesaid County commencing at 1:00 P.M. on August 31, 1992, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

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

The premises to be sold are described as:  
  
Lot 532, Section E, Twin Lakes Subdivision, as shown on Plat Book 12, Pages 18 through 20, situated in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi.

August 5, 1992                      Gary L. Linton  
Substituted Trustee  
Duty 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 OF MISSISSIPPI )  
 )SS:  
COUNTY OF De Soto )

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 5, 1992, as Substituted 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 August 31, 1992, 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 \$ 34,000.00, 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

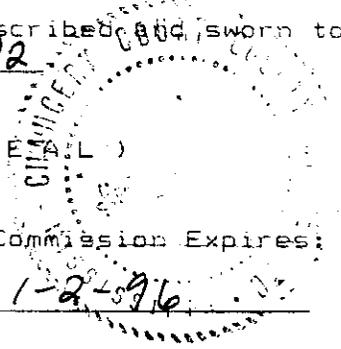
Subscribed and sworn to before me this 2nd day of Sept. 1992

( S E A L )

W. E. Davis, Chancery Clerk  
Notary Public by D. Graham, D.C.

My Commission Expires:

1-2-96



STATE MS.-DESOTO CO. BC  
FILED

DEC 16 2 33 PM '92

RECORDED 12-17-92  
DEED BOOK 252  
PAGE 252  
W.E. DAVIS CH.CLK.