

## SUBSTITUTED TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 21, 1990, recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 512 at Page 243, the land hereby conveyed was conveyed by WILLIAM R. FAIN, IV, and wife, CONNIE MAC FAIN, to T. HARRIS COLLIER, III, Trustee for TRUSTMARK NATIONAL BANK Beneficiary, in trust for the uses and purposes in said instrument declared with power of sale as therein set forth; and

WHEREAS, Trustmark National Bank, substituted and appointed ROY D. POWELL, as Substituted Trustee in the place and stead of T. HARRIS COLLIER, III, by instrument dated March 17, 1993, recorded in the office of the Chancery Clerk aforesaid in Book 629 at Page 621; and

WHEREAS, the undersigned Substituted Trustee, acting under and by virtue of the powers vested in me by said Deed of Trust, and on authority duly and legally exercised, after having published a Substituted Trustee's Notice of Sale in the DESOTO TIMES, as required by law, on April 15, 1993; April 22, 1993; and April 29, 1993, and having posted Notice of Sale at the front door of the DeSoto County Courthouse, in the City of Hernando, Mississippi, and after having offered the hereinafter described land for sale during legal hours at the DeSoto County Courthouse, in the City of Hernando, Mississippi, on May 6, 1993, at which sale the highest and best bid was made by TRUSTMARK NATIONAL BANK, in the amount of FORTY THOUSAND THREE HUNDRED FORTY-FIVE AND NO/100 (\$40,345.00) DOLLARS. As authorized in the Substituted Trustee's Notice of Sale, the undersigned Substituted Trustee does hereby transfer and assign said bid to the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, AND/OR HIS SUCCESSORS IN OFFICE.

NOW THEREFORE, IN CONSIDERATION of the sum of FORTY THOUSAND THREE HUNDRED FORTY-FIVE AND NO/100 (\$40,345.00) DOLLARS, to me in hand paid by the Grantee herein, the receipt and sufficiency of all of which is hereby acknowledged, and said sum being the highest and best bid on the property herein described, I, ROY D. POWELL, Substituted Trustee, do hereby

sell, convey and quitclaim unto the SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, AND/OR HIS SUCCESSORS IN OFFICE, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lots 314 and 315, Section C, Buena Vista Lakes Subdivision, located in Section 13, Township 4 South, Range 8 West, in DeSoto County, Mississippi, and more particularly described in Plat Book 5, Page 18, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WITNESS MY SIGNATURE, this the 6th day of May, 1993.

*Roy D. Powell*  
ROY D. POWELL, SUBSTITUTED TRUSTEE

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for said County and State, the within named ROY D. POWELL, who acknowledged that he signed and delivered the above SUBSTITUTED TRUSTEE'S DEED on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this, the 6th day of May, 1993.

*Dorlene Coates*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-16-95

GRANTOR'S ADDRESS:  
ROY D. POWELL, SUB. TRUSTEE  
P. O. BOX 22493  
JACKSON, MS 39225-2493  
(601) 353-3895

GRANTEE'S ADDRESS:  
VETERANS AFFAIRS  
100 WEST CAPITOL STREET  
JACKSON, MS 39268  
(601) 965-4873



# DeSOTO TIMES

STATE MS.-DESOTO CO. FILED

MAY 6 11 36 AM '93

"Dedicated to the people and progress of DeSoto County"

BK 257 PG 28  
W.E. DAVIS CH. CLK.  
W.P. R. [Signature]

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**CHERRYL FITZGERALD** personally appeared before me the undersigned authority in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times, a

newspaper published 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 3 consecutive times, as follows, to-wit:

- Volume No. 98 on the 15 day of April, 1993
- Volume No. 98 on the 22 day of April, 1993
- Volume No. 98 on the 29 day of April, 1993
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Cherryl Fitzgerald, Clerk  
(TITLE)

Sworn to and subscribed before me, this the

29 day of April, 1993  
[Signature]  
By Notary Public

My Commission Expires June 3, 1993

My commission expires \_\_\_\_\_

- A. Single first insertion of 390 words @ .08 \$ 31.20
- B. 2 subsequent insertions of 780 words @ .05 \$ 39.00
- C. Making proof of publication and depositing to same \$ 1.00

TOTAL PUBLISHER'S FEE \$ 71.20

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**LEGAL NOTICE**  
**SUBSTITUTED TRUSTEE'S**  
**NOTICE OF SALE**

WHEREAS, on June 21, 1990, WILLIAM R. FAIN, IV. and wife CONNIE MAC FAIN, executed a Land Deed of Trust to T. HARRIS COLLIER, III, Trustee for TRUSTMARK NATIONAL BANK, Beneficiary, which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, at Hernando, Mississippi, in Book 512 at Page 243; and

WHEREAS, Trustmark National Bank substituted and appointed ROY D. POWELL as Substituted Trustee in the place and stead of T. HARRIS COLLIER, III by instrument dated March 17, 1993, recorded in the office of the Chancery Clerk aforesaid in Book 623, at Page 621;

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust and TRUSTMARK NATIONAL BANK, having requested the undersigned so to do, I will, therefore, on the 6th day of May, 1993, offer for sale, at public outcry and sell during legal hours, between 11:00 a.m. and 4:00 p.m., at the front door of the DeSoto County Courthouse, located in the City of Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lots 314 and 315, Section C, Buena Vista Lakes Subdivision, located in Section 13, Township 4 South, Range 8 West, in DeSoto County, Mississippi, and more particularly described in Plat Book 5, Page 18, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substituted Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosed property to the Secretary of Veterans Affairs, an Officer of the United States of America, or the Secretary of Housing and Urban Development, an Officer of the United States of America, or whomsoever the undersigned shall authorize. The statement in the Substituted Trustee's Deed that the undersigned has requested transfer of its bid to grantee(s) in the Substituted Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereto, and that the Substituted Trustee is duly authorized and empowered to execute same.

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

WITNESS MY SIGNATURE, this 26th day of March, 1993.

Roy D. Powell  
Substituted Trustee

Roy D. Powell  
425 Tombigbee Street  
P.O. Box 22483  
Jackson, MS 39225-2493  
(601)353-3895  
MSB# 4468

April 15, 22, 29, 1993 390