

STATE MS.-DESOTO CO. FILED 55

Dec 8 10 32 AM '93 55

SUBSTITUTED TRUSTEE'S DEED

by G. Maham 19 L.

BK 265 PG 77

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
Thomas L. Trentman and Sharon J. Trentman	November 4, 1977	218	167
Doris Collins	October 16, 1984	325	231

The indebtedness secured by the Deed of Trust dated November 4, 1977 and executed by Thomas L. Trentman and Sharon J. Trentman was assumed by Doris Collins by Warranty Deed dated October 16, 1984 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 174 at Page 146 and with Assumption Agreement dated October 16, 1984.

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 September 23, 1993, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on October 18, 1993, 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 September 23, September 30, October 7, and October 14, 1993.

And said lands having been sold by said Substituted Trustee on October 18, 1993, 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 therefore and having bid the sum of TWENTY NINE THOUSAND NINE HUNDRED DOLLARS & NO/100 Dollars (\$29,900.00), 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

The premises to be sold are described as:

(SEE ATTACHED LEGAL DESCRIPTION)

September 23, 1993
Date



GARY L. LINTON
Substituted 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.

Lot 544, Section E, Twin Lakes Subdivision situated in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of said County in Plat Book 12, Pages 18 through 20.

Subject to the following exceptions:

1. Easements, subdivision restrictions and building lines as shown on plat of record in Plat Book 12, Pages 18 thru 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.
2. Right of Way instrument executed by DeSoto Development Corporation to Mississippi Power & Light Company dated September 5, 1972; a ten foot easement adjacent to the east and south perimeter of the subdivision plus the normal covenant of perpetual easement 5 feet wide along each side and rear lot line for utility installation and maintenance recorded in Book 100, Page 378, 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.
5. Mechanics' and materialmen's liens not shown of record.
6. Any unrecorded rights of way and/or easements.
7. An accurate and up to date survey of said premises and to any easements and/or encroachments as might be shown by such survey.

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
COUNTY OF DeSoto) SS:

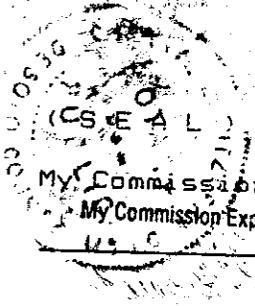
Personally appeared before me, the undersigned authority in and for the aforesaid County and State, William Bailey, Publisher of the DeSoto Times, a newspaper published in the City of Hernando in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a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

In Vol. <u>98</u>	No. <u>38</u>	Dated <u>9-23-93</u>
In Vol. <u>98</u>	No. <u>39</u>	Dated <u>9-30-93</u>
In Vol. <u>98</u>	No. <u>40</u>	Dated <u>10-7-93</u>
In Vol. <u>98</u>	No. <u>41</u>	Dated <u>10-14-93</u>

William Bailey
Publisher

Subscribed and sworn to before me this 14 day of October 1993.

Cheryl Fitzgerald
Notary Public



(Attach copy of Notice of Sale published in newspaper)

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 23, 1993, 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 1:15 PM on October 18, 1993, 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 \$ 29,900.00, 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

GARY L. LINTON

Subscribed and sworn to before me this 2nd day of November 1993.

(S E A L)

W.E. Darter, Chancery Clerk

NOTARY PUBLIC
W. Woodard, S.C.

My Commission Expires:
1-2-96

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:

GRANTOR(S) - Thomas L. Trentman and Sharon J. Trentman

DATE EXECUTED - November 4, 1977

TRUST DEED BOOK - 218

PAGE - 167

GRANTOR(S) - Doris Collins

DATE EXECUTED - October 16, 1984

TRUST DEED BOOK - 325

PAGE - 231

The indebtedness secured by the Deed of Trust dated November 4, 1977 and executed by Thomas L. Trentman and Sharon J. Trentman was assumed by Doris Collins by Warranty Deed dated October 16, 1984, and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 174 at Page 148 and with Assumption Agreement dated October 16, 1984.

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 1:15 p.m. on October 18, 1983, 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.

Lot 544, Section E, Twin Lakes Subdivision situated in Section 8, Township 2 South, Range 8 West, DeSoto County, Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of said County in Plat Book 12, Pages 18 through 20.

Subject to the following exceptions:

1. Easements, subdivision restrictions, and building lines as shown on plat of record in Plat Book 12, Pages 18 through 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

2. Right of Way instrument executed by DeSoto Development Corporation to Mississippi Power & Light Company, dated September 5, 1972, a ten foot easement adjacent to the east and south perimeter of the subdivision plus the normal covenant of perpetual easement 5 feet wide along each side and rear lot line for utility installation and maintenance recorded in Book 100, Page 378, 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.

5. Mechanics' and materialmen's liens not shown of record.

6. Any unrecorded rights of way and/or easements.

7. An accurate and up-to-date survey of said premises and to any easements and/or encroachments as might be shown by such survey.

Gary L. Linton
Substituted 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.

Sept. 23, 30, Oct. 7, 14, 1983 556