

JAN 13 9 52 AM '94

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, the United States of America, acting ^{BK 266 PG 326} by ~~and through~~ ^{the} Farmers Home Administration, United States Department of Agriculture, is ^{the} 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
Caroline C. Elder	April 26, 1979	241	648
Mary A. Ramey	August 7, 1981	275	557
Randy Ramey, Sr. a/k/a Randy J. Ramey, Sr. and wife, Stella F. Ramey	February 26, 1992	573	688

The indebtedness secured by the Deed of Trust dated April 26, 1979, and executed by Caroline C. Elder was assumed by Mary A. Ramey by Warranty Deed dated August 7, 1981, and recorded in the office of the aforesaid Chancery Clerk in the Deed Record Book 155 at Page 210 and with Assumption Agreement dated August 7, 1981.

The indebtedness secured by the Deed of Trust dated August 7, 1981, and executed by Mary A. Ramey was assumed by Randy Ramey, Sr. a/k/a Randy J. Ramey, Sr. and wife, Stella F. Ramey by Warranty Deed dated February 26, 1992, and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 242 at Page 732 and with Assumption Agreement dated February 26, 1992.

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 November 18, 1993, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on December 13, 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 November 18, November 25, December 2, and December 9, 1993.

Prepared by:

JMLA
PO Box 488
Hernando MS 38632 601 429 7866

And said lands having been sold by said Substituted Trustee on December 13, 1993, commencing at 1:15 P.M., 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 THIRTY SEVEN THOUSAND DOLLARS & NO/100 Dollars (\$37,000.00), 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.

I, Gary L. Linton, Substituted Trustee, convey only such title as is vested in me as Substituted Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 13 day of Dec, 19 93.

Gary L. Linton
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 676, Section D, Twin Lakes Subdivision in Section 6, Township 2 South, Range 8 West as shown of record in Plat Book 10, Pages 32-33 in the office of the Chancery Clerk of DeSoto County, Mississippi.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DESOTO)

Personally appeared before me, W. E. Davis, 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 Substituted Trustee's Deed on the day and year therein mentioned.

Given under my hand this 13th day of Dec., 1993.

My Commission Expires:
NOTARY COMMISSION EXPIRES JAN. 2, 1994

W. E. Davis Chancery Clerk
NOTARY PUBLIC
W. E. Davis

Grantor: Gary L. Linton, Substituted Trustee for the United States, acting through the Farmers Home Administration; P.O. Box 488, Highway 51 South; Hernando, Mississippi 38632; telephone (601) 429-7866.

Grantee: UNITED STATES OF AMERICA DEPT. OF AGRICULTURE/FARMERS HOME ADMINISTRATION
P.O. BOX 488 HERNANDO, MS. 38632 601-429-7866

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DeSoto)

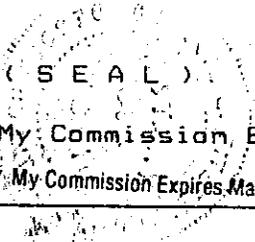
Personally appeared before me, the undersigned authority in and for the aforesaid County and State, William Bailey, Publisher of the DeSoto Times, a newspaper published in the City of Hernando in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a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

In Vol. <u>98</u>	No. <u>46</u>	Dated <u>11-18-93</u>
In Vol. <u>98</u>	No. <u>47</u>	Dated <u>11-25-93</u>
In Vol. <u>98</u>	No. <u>48</u>	Dated <u>12-02-93</u>
In Vol. <u>98</u>	No. <u>49</u>	Dated <u>12-09-93</u>

William Bailey, Pres.
Publisher

Subscribed and sworn to before me this 9 day of December 1993.

Charles L. Fitzgerald
Notary Public



My Commission Expires:
My Commission Expires March 17 1997

(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(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) - Caroline C. Elder
DATE EXECUTED - April 26, 1979

TRUST DEED BOOK - 241
PAGE - 648

GRANTOR(S) - Mary A. Ramey
DATE EXECUTED - August 7, 1981

TRUST DEED BOOK - 275
PAGE - 557

GRANTOR(S) - Randy Ramey, Sr. a/k/a Randy J. Ramey, Sr. and wife, Stella F. Ramey

DATE EXECUTED - February 26, 1992

TRUST DEED BOOK - 573
PAGE - 688

The indebtedness secured by the Deed of Trust dated April 26, 1979, and executed by Caroline C. Elder was assumed by Mary A. Ramey by Warranty Deed dated August 7, 1981, and recorded in the office of the aforesaid Chancery Clerk in the Deed Record Book 155 at Page 210 and with Assumption Agreement dated August 7, 1981.

The indebtedness secured by the Deed of Trust dated August 7, 1981, and executed by Mary A. Ramey was assumed by Randy Ramey, Sr. a/k/a Randy J. Ramey, Sr. and wife, Stella F. Ramey by Warranty Deed dated February 26, 1992, and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 242 at Page 732, and with Assumption Agreement dated February 26, 1992.

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 December 13, 1993, 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 876, Section D, Twin Lakes Subdivision in Section 6, Township 2 South, Range 8 West as shown of record in Plat Book 10, Pages 32-33 in the office of the Chancery Clerk of DeSoto County, Mississippi.

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.

Nov. 18, 25, Dec. 2, 9, 1993 473

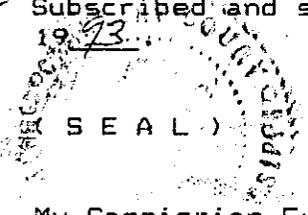
STATE OF MISSISSIPPI)
)SS:
COUNTY OF DESOTO)

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 November 18, 1993, 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 1:15 P.M. on December 13, 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 \$ 37,000.00, 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
GARY L. LINTON

Subscribed and sworn to before me this 13 day of Dec
1993

W. E. Davis, Chancery Clerk
NOTARY PUBLIC
By: P. Stanley



My Commission Expires:
MY COMMISSION EXPIRES JAN. 2, 1996