

Mississippi FHA

Frank M. Delo and Brenda L. Delo
LF #324223-7
FHA 283-0031234SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 28, 1987, and recorded in Book 415, Page 517, in the office of the Clerk of the Chancery Court of DeSoto County, Mississippi, Frank M. Delo and wife, Brenda L. Delo conveyed in trust to Leader Enterprises, Inc., Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the legal holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 542, Page 683, in the office of the said Clerk of the Chancery Court; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the entire debt secured thereby having been declared due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said Deed of Trust and the indebtedness secured thereby requested the undersigned to advertise and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sum due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust and the laws of the State of Mississippi by which advertisement the sale was appointed to be held on December 3, 1993 within legal hours at the east front door of the Courthouse, of DeSoto County, Mississippi; and,

WHEREAS, the time, terms, and place of sale were duly advertised for four consecutive weeks immediately preceding said sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, Mississippi, with the original proof of said publication being attached hereto and made a part hereof as if copied in full herein and by posting a notice of said sale upon the Bulletin Board of the Courthouse in said County, placed thereon the 8th day of November, 1993; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time said property was struck off and sold to Leader Federal Bank for Savings f/k/a Leader Federal Savings and Loan Association, a corporation, whose address is P.O. Box 1860, Memphis, Tennessee 38101-1860, at and for the sum of Eighty-two Thousand Seven Hundred Fifty and no/100 Dollars, that being the highest and best bid offered; and,

WHEREAS, the said Leader Federal Bank for Savings f/k/a Leader Federal Savings and Loan Association has assigned its interests in the said property to the Secretary of Housing and Urban Development of Washington, D.C., his successor and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Leader Federal Bank for Savings f/k/a Leader Federal Savings and Loan Association of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns, the property above mentioned and now further described as being in the County of DeSoto, State of Mississippi, to-wit:

Lot 102, Southern Pines Subdivision, in Section 31, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 21, Pages 43-46, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

STATE MS.-DESOTO CO. 22
FILED

JAN 21 1 07 PM '94

BK 266 PG 562
W.E. DAVIS, CLK
by: P. Starkey, cc

This conveyance is subject to restrictive covenants presently affecting the above described property. Only such title is conveyed by this instrument as is vested in him as Substitute Trustee.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on December 3, 1993 hereunto set his hand.

Arnold M. Weiss
ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the above mentioned county and state, Arnold M. Weiss, Substitute Trustee, who acknowledged that he signed and delivered the above and foregoing instrument on the date therein mentioned, as his own act and deed and for all purposes therein stated.

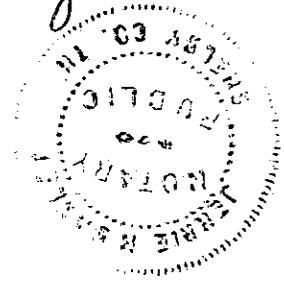
GIVEN under my hand and official seal of office on December 3, 1993.

Jerris R. Bailey
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES JUNE 8, 1997

PROPERTY ADDRESS:
917 Clover Leaf
Southaven, MS 38671



GRANTEE AND MAIL TAX STATEMENT TO:
U. S. Department of Housing and Urban Development
ATTN: Property Disposition
100 W. Capitol Street
Jackson, MS 39269-1096
(601) 965-4018

GRANTOR AND THIS INSTRUMENT PREPARED BY:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

PAM BURTON 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 4 consecutive times, as follows, to-wit:

- Volume No. 98 on the 11 day of Nov, 1993
- Volume No. 98 on the 18 day of Nov, 1993
- Volume No. 98 on the 25 day of Nov, 1993
- Volume No. 98 on the 2 day of Dec, 1993
- Volume No. _____ on the _____ day of _____, 19____

Pam Burton, Clerk
(TITLE)

Sworn to and subscribed before me, this the

2 day of Dec, 1993

Cherry L. Fitzgibbon

By Notary Public

My commission expires _____ My Commission Expires March 17, 1997

- A. Single first insertion of 421 words @ .08 \$ 33.68
- B. 3 subsequent insertions of 263 words @ .05 \$ 63.15
- C. Making proof of publication and deposing to same \$ 1.00

TOTAL PUBLISHER'S FEE \$ 97.83

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 28, 1987, a Deed of Trust was executed by Frank M. Delo and wife, Brenda L. Delo to Leader Enterprises, Inc., Trustee for the benefit of Leader Federal Mortgage, Inc., which Deed of Trust is of record in the office of the Clerk of the Chancery Court of DeSoto County, Mississippi, in Deed of Trust Book 415, Page 517, and

WHEREAS, said Deed of Trust was assigned by Leader Federal Mortgage, Inc. to LEADER FEDERAL BANK FOR SAVINGS f/k/a Leader Federal Savings and Loan Association by assignment recorded in Book 464, Page 547 in the office of the said Clerk of the Chancery Court, and

WHEREAS, by Quit Claim Deed from Brenda L. Delo to Frank M. Delo of record in Book 250, Page 93, Chancery Court Clerk's Office of DeSoto County, Mississippi, and

WHEREAS, the legal holder of the aforesaid Deed of Trust and the indebtedness secured thereby substituted Arnold M. Weiss as Substitute Trustee in the place and stead of Leader Enterprises, Inc. and any subsequently appointed Substitute Trustee by instrument of record in Book 542, Page 683, in the office of the said Clerk of the Chancery Court, and

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms and conditions of said Deed of Trust and the legal holder of same indebtedness having requested the undersigned Substitute Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, ARNOLD M. WEISS, SUBSTITUTE TRUSTEE, WILL ON December 3, 1993, A.C.E., within legal hours, at the east front door of the Courthouse in DeSoto County, Mississippi, proceed to sell at public outcry to the highest and best bidder for cash, the following

described property, to-wit:
Situating in the DeSoto County, Mississippi,
Lot 102, Southern Pine Subdivision, in Section 31, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 21, Pages 43-46, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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

WITNESS my hand and seal this 4th day of November, 1993, A.C.E.

ARNOLD M. WEISS
Substitute Trustee
208 Adams Avenue
Memphis, TN 38103
(901) 252-2006

NOV 11 10 25 AM '93