

JAN 24 1 23 PM '94

BK 266 PG 616
W.E. DAVIS, CLK.
By S. Cleveland &

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
Danny Sherard	November 8, 1984	326	577
Marcia A. Mansel	May 15, 1989	472	14
Marcia A. Mansel	Re-recorded June 14, 1989	474	749

The indebtedness secured by the Deed of Trust dated November 8, 1984 and executed by Danny Sherard was assumed by Marcia A. Mansel by Warranty Deed dated May 15, 1989 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 214 at Page 679 and with Assumption Agreement dated May 15, 1989.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said 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 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.

And said lands having been sold by said Trustee on December 13, 1993, 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 DOLLARS & NO/100
(\$ 34,000.00), the said UNITED STATES OF AMERICA Dollars
was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I Gary L. Linton, as 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, Trustee, convey only such title as is vested in me as Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 13 day of Dec, 1993.



GARY L. LINTON
Trustee

Duly authorized to act in the premises pursuant to said real estate deed of trust set forth herein above and as recorded in the records of the aforesaid County and State.

Lot 1266, Section C, South, DeSoto Village Subdivision in
Section 33, Township 1 South, Range 8 West, as per plat
thereof recorded in Plat Book 10, pages 3-8 in the office
of the Chancery Clerk of DeSoto County, Mississippi.

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
COUNTY OF DeSoto) SS:

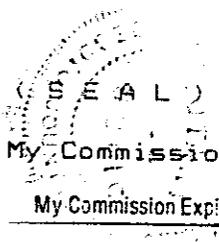
Personally appeared before me, the undersigned authority in and for the aforesaid County and State, William Bailey, Publisher of the DeSoto Times, a newspaper published in the City of Hernando in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a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

Table with 4 columns: In Vol., No., Dated. Rows show publication details for weeks 98, 97, 96, 95.

William Bailey Pres.
Publisher

Subscribed and sworn to before me this 9 day of December 19 93.

Cheryl L. Fitzgerald
Notary Public



My Commission Expires:
My Commission Expires March 17 1997

(Attach copy of Notice of Sale published)

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) - Danny Sherard
DATE EXECUTED - November 8, 1984
TRUST DEED BOOK - 326
PAGE - 577
GRANTOR(S) - Marcia A. Mansel
DATE EXECUTED - May 15, 1989
TRUST DEED BOOK - 472
PAGE - 14
GRANTOR(S) - Marcia A. Mansel
DATE EXECUTED - Re-recorded June 14, 1989
TRUST DEED BOOK - 474
PAGE - 749
The indebtedness secured by the Deed of Trust dated November 8, 1984, and executed by Danny Sherard was assumed by Marcia A. Mansel by Warranty Deed dated May 15, 1989, and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 214 at Page 678 and with Assumption Agreement dated May 15, 1989.

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 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 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 Trustee.
The premises to be sold are described as:
Lot 1266, Section C, South, DeSoto Village Subdivision in Section 33, Township 1 South, Range 8 West, as per plat thereof recorded in Plat Book 10, pages 3-8 in the office of the Chancery Clerk of DeSoto County, Mississippi.
Gary L. Linton
Trustee
Duty authorized to act in the premises pursuant to said real estate deed of trust set forth herein above and as recorded in the records of the aforesaid County and State
Nov 18, 25, Dec. 2, 9, 1993 404

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DESOTO)

BOOK 266 PAGE 621

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 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 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 \$ 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
GARY L. LINTON

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

(SEAL)

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

My Commission Expires: Jan 2, 1998

Prepared by
FmHA
PO Box 488
Hernando, MS 38632