

APR 5 9 53 AM '94

STATE OF MISSISSIPPI

COUNTY OF DESOTO

BK 269 PG 141
REC. CLERK

SUBSTITUTED TRUSTEE'S DEED

W. P. Braxton, Jr.

WHEREAS, on December 20th, 1989, EDWARD F. CRENSHAW, JR. and SHEILA E. CRENSHAW, executed a certain Deed of Trust to W. P. MITCHELL, TRUSTEE for the benefit of THE PEOPLES BANK & TRUST COMPANY, which Deed of Trust is of record, in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Book 494, Page 568, and

WHEREAS, THE PEOPLES BANK & TRUST COMPANY has substituted ERIC L. SAPPENFIELD as Trustee in place and in lieu of W. P. MITCHELL, by instrument dated January 21st, 1994, and recorded in Book 686, Page 713, in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having 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 of said Deed of Trust, THE PEOPLES BANK & TRUST COMPANY, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

WHEREAS, the undersigned Substituted Trustee in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi did advertise said sale in THE DESOTO TIMES, a newspaper published and generally circulated in DeSoto County, Mississippi, for four consecutive weeks preceding the date of the sale. The first notice publication appeared, March 10th, 1994, and subsequent notices appeared on March 17th, March 24th, and March 31st, 1994. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the east entrance of the DeSoto County Courthouse at Hernando, Mississippi, on March 10th, 1994, and everything necessary to be done was done to make and effect a good and lawful sale.

WHEREAS, on April 1st, 1994, at the east entrance of the DeSoto County Courthouse, Hernando, Mississippi, between the hours of 11: 00 A.M. and 4:00 P.M., I the undersigned Substituted Trustee did offer for sale and sell said property for cash to the highest bidder the following described property, lying and being situated in DeSoto County, Mississippi:

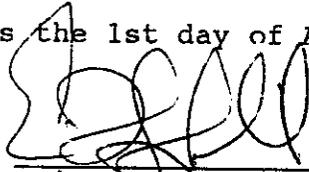
LOT 43, SECTION "C", HILLSVIEW SUBDIVISION, in Section 19, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown on Plat of said Subdivision of record in Plat Book 32, Page 16, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and held in the name of SHEILA E. CRENSHAW.

The undersigned Substituted Trustee offered said property for sale at public outcry as set forth above and there appeared THE PEOPLES BANK & TRUST COMPANY, who bid the amount of \$19,454.68, and this being the highest and best bid, said THE PEOPLES BANK & TRUST COMPANY was declared the successful bidder and the same was then and there struck off to said THE PEOPLES BANK & TRUST COMPANY.

NOW THEREFORE, in consideration of the premises and in consideration of the price and sum of \$19,454.68, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substituted Trustee, do hereby sell and convey unto THE PEOPLES BANK & TRUST COMPANY the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE this the 1st day of April, 1994.



Eric L. Sappenfield
Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for the said county, and state, on this 1st day of April, 1994, within my jurisdiction, the within named ERIC L. SAPPENFIELD, who acknowledged that he is Substituted Trustee of THE PEOPLES BANK & TRUST COMPANY, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Whitney A. Crenshaw

Notary Public

My Commission Expires:
5-5-95



Grantors Address: 97 Stateline Rd., E., Southaven, MS 38671
wk: 601-342-2170 hm: 601-349-4412
Grantees Address: P. O. Box 1109, Southaven, MS 38671
wk: 601-349-2855 hm: N/A

This instrument prepared by Eric L. Sappenfield,
Attorney at Law, 97 Stateline Road East,
Southaven, MS 38671 601-342-2170



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. 99 on the 10 day of March, 1994

Volume No. 99 on the 17 day of March, 1994

Volume No. 99 on the 24 day of March, 1994

Volume No. 99 on the 31 day of March, 1994

Volume No. _____ on the _____ day of _____, 19____

Pam Burton, Clerk
(TITLE)

Sworn to and subscribed before me, this the

31 day of March, 1994

Cherry L. Fitzgerald
By Notary Public



My commission expires _____ My Commission Expires March 17 1997

A. Single first insertion of 366 words @ .08 \$ 29.28

B. 3 subsequent insertions of 1098 words @ .05 \$ 54.90

C. Making proof of publication and depositing to same \$ 1.00

TOTAL PUBLISHER'S FEE \$ 85.18

**SUBSTITUTED TRUSTEE'S
NOTICE OF SALE**

WHEREAS, on December 20, 1989, EDWARD F. CRENSHAW, JR., and SHEILA E. CRENSHAW executed a certain Deed of Trust to W.P. MITCHELL, Trustee, for the benefit of THE PEOPLES BANK & TRUST COMPANY, which Deed of Trust is of record in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Book 494, Page 568; and

WHEREAS, THE PEOPLES BANK & TRUST COMPANY has heretofore substituted ERIC L. SAPPENFIELD as Trustee in place and lieu of W.P. MITCHELL, by Instrument dated January 21, 1994, and recorded in Book 586, Page 713, in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having 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 of said Deed of Trust, THE PEOPLES BANK & TRUST COMPANY, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustees fees and expenses of sale.

NOW THEREFORE, I, ERIC L. SAPPENFIELD, SUBSTITUTED TRUSTEE, under the provisions of and by virtue of the authority conferred upon me in the same Deed of Trust, will on the 1st day of April, 1994, within the legal hours between 11:00 a.m. and 4:00 p.m. at the east door of the County Courthouse of DeSoto County, Hernando, Mississippi, offer for sale and sell said property for cash to the highest bidder, the following described property lying and being situated in DeSoto County, Mississippi:

LOT 43, SECTION "C",
HILLSVIEW SUBDIVISION,
in Section 19, Township 1
South, Range 8 West,
DeSoto County, Mississippi,
as shown on Plat of said
Subdivision of record in Plat
Book 32, Page 18, in the
Office of the Chancery Clerk
of DeSoto County,
Mississippi, and held in the
name of SHEILA E.
CRENSHAW.
The undersigned Substituted

Trustee will convey only such title
as is vested in him by virtue of the
above described Deed of Trust.

WITNESS MY SIGNATURE
this the 3rd day of March, 1994.

Eric L. Sappenfield
Substituted Trustee
March 10, 17, 24, 31, 1994 366