

STATE MS. - DESOTO CO.

Oct 13 11 08 AM '95

STATE OF MISSISSIPPI
COUNTY OF DESOTO

TRUSTEE'S DEED

BK. 291 PG 661
W.E. DAVIS CH. CLK.
By M. Davis, Secy

WHEREAS, Steven T. James and wife, Wendy M. James, executed that certain Deed of Trust to R. Conner McAllister, Trustee for Bailey Mortgage Company, dated May 24, 1990, and recorded in Book 509 at Page 501 of the records of Deeds of Trust in the office of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned, together with the indebtedness secured thereby, to Security Savings & Loan Association by instrument dated October 16, 1990 and recorded in Book 527 at Page 315 of the records in the office of the aforesaid Chancery Clerk; and

WHEREAS, Resolution Trust Corporation as Receiver of Security Savings and Loan Association and as Receiver of Security Federal Savings and Loan Association assigned said Deed of Trust to Bailey Mortgage Company by Assignment dated August 1, 1994 and recorded in Book 749 at Page 047 of the records in the office of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust held by Bailey Mortgage Company, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, and default was made in said payment and said Trustee was requested and directed by the holder of the Note and Deed of Trust to foreclose under the terms thereof, I, R. Conner McAllister, Trustee, pursuant to the provisions of said Deed of Trust, did on October 10, 1995, during legal hours between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., in front of the east entrance of the DeSoto County Courthouse, Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 224, Section B, Holly Hills Subdivision, in Section 30, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 16 & 17, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

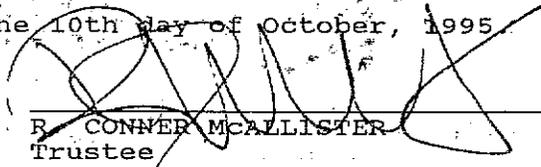
Said property was sold after strictly complying with all of the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto County Tribune, a newspaper published and generally circulated in DeSoto County, Mississippi, for four consecutive weeks preceding the date of sale. The first notice of publication appeared on September 13, 1995, and subsequent notices appeared on September 20, September 27, and October 4, 1995. 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 front door of the DeSoto County Courthouse, Hernando, Mississippi, on September 13, 1995, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Bailey Mortgage Company bid for said property in the amount of \$52,289.13, and this being the highest and best bid, the said Bailey Mortgage Company was declared the successful bidder and the same was then and there struck off to the said Bailey Mortgage Company.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$52,289.13, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Trustee, do hereby sell and convey unto Bailey Mortgage 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 Trustee.

WITNESS MY SIGNATURE, this the 10th day of October, 1995.


R. CONNER McALLISTER
Trustee

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said County and State, the within named R. Conner McAllister, Trustee, who stated to me on oath that he signed and delivered the above and foregoing instrument on the day and in the year therein stated, for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 10th day of October, 1995.

Notary Public

My Commission Expires:

Grantor:

R. Conner McAllister as Trustee
Post Office Box 911
Jackson, Mississippi 39205-0911
Business Telephone: (601) 948-5740
Residence Telephone: (601) 355-4609

Grantee:

Bailey Mortgage Company
1093 Chastain Drive
Jackson, Mississippi 39206
Telephone: (601) 981-6500

This instrument prepared by:

R. Conner McAllister
McAllister & Rozier
Post Office Box 911
Jackson, Mississippi 39205-0911
Telephone: (601) 948-5740



P.O. Box 486
Olive Branch, MS 38654

601-895-6220

D.W. JONES
PUBLISHER

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, D.W. Jones
publisher of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general
circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy
is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

In Vol. XXIII No. 45, dated the 4th day of October, 19 95
In Vol. XXIII No. 44, dated the 27th day of September, 19 95
In Vol. XXIII No. 43, dated the 20th day of September, 19 95
In Vol. XXIII No. 42, dated the 13th day of September, 19 95
In Vol. No. , dated the day of , 19

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

PUBLISHER [Signature: D.W. Jones]

Sworn to and subscribed before me, this 24th
day of Oct., 19 95
(SEAL)

[Signature: Charlette Hopper]
NOTARY PUBLIC

MY COMMISSION EXPIRES FEB. 5, 1997

My commission expires 19

To R. Conner McAllister

for taking the annexed publication of 392

words or the equivalent thereof for a total of 4

times \$ 90.16, plus \$1.00 for making a proof

of publication and depositing the same for a total cost

of \$ 91.16

STATE OF MISSISSIPPI
COUNTY OF DESOTO

TRUSTEE'S NOTICE OF SALE

WHEREAS, Steven T. James and
wife Wendy M. James, executed that
certain Deed of Trust to R. Conner
McAllister, Trustee for Bailey Mortgage
Company, dated May 24, 1990, and
recorded in Book 529 at Page 301 of
the records of Deeds of Trust in the
office of the Chancery Clerk of DeSoto
County, Mississippi, and

WHEREAS, said Deed of Trust was
subsequently assigned, together with
the indebtedness secured thereby, to
Security Savings & Loan Association,
by instrument dated October 16, 1990,
and recorded in Book 527 at Page 315
of the records in the office of the afore-
said Chancery Clerk; and

WHEREAS, Resolution Trust Corpora-
tion as Receiver of Security Savings
and Loan Association and as Receiver
of Security Federal Savings and Loan
Association assigned said Deed of
Trust to Bailey Mortgage Company by
instrument dated August 1, 1994, and
recorded in Book 749 at Page 047 of
the records in the office of the aforesaid
Chancery Clerk; and

WHEREAS, default having been
made in the performance of the condi-
tions and stipulations as set forth by
said Deed of Trust and having been
requested to do by Bailey Mortgage
Company, the legal holder of the in-

debtedness secured and described by
said Deed of Trust, notice is hereby
given that I, R. Conner McAllister,
Trustee, will offer for sale and will sell
at public sale and outcry to the highest
and best bidder for cash, on October
10, 1995, between the hours of 11:00
o'clock a.m. and 4:00 p.m., in front
of the east entrance of the DeSoto
County Courthouse, Hernando, Missis-
sippi, the following described land and
property, being the same land and
property described in the said Deed of
Trust and being situated in DeSoto
County, Mississippi, to-wit:

Lot 224, Section B, Holly Hills Subdi-
vision, in Section 30, Township 1
South, Range 8 West, DeSoto County,
Mississippi, as per plat thereof re-
corded in Plat Book 12, Pages 16 & 17,
in the Office of the Chancery Clerk of
DeSoto County, Mississippi.

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

WITNESS MY SIGNATURE, this the
5th day of September, 1995.
R. CONNER McALLISTER
Trustee

R. Conner McAllister
McAllister & Rozier
Post Office Box 911
Jackson, Mississippi 39205-0911
Telephone: (501) 948-5740
Sept. 13, 20, 27, Oct. 4-000