

JAN 22 12 49 PM '96

STATE OF MISSISSIPPI

COUNTY OF DESOTO

SUBSTITUTED TRUSTEE'S DEED

BK 295 PG 185
W.E. DAVIS CH. CLK.

WHEREAS, on June 24th, 1988, JOHN RICHARD COLEMAN, JR. and wife, PATRICIA S. COLEMAN, executed a certain Deed of Trust to W. P. MITCHELL, TRUSTEE, for the benefit of THE PEOPLES BANK & TRUST COMPANY, and which Deed of Trust is of record, in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Book 441, Page 516, and

WHEREAS, JIM LAURSEN and wife, LOUISE LAURSEN assumed said indebtedness by instrument dated October 26th, 1990, recorded in Warranty Deed Book 230, Page 298, in the Office of the Chancery Clerk of DeSoto County, Mississippi;

WHEREAS, JIM LAURSEN and wife, LOUISE LAURSEN quitclaimed said property to JAMES NORMAN LAURSEN, JR. by instrument dated September 7th, 1993, recorded in Book 262, Page 56, in the Office of the Chancery Clerk of DeSoto County, Mississippi;

WHEREAS, SIDNEY WOODS assumed said indebtedness by instrument dated October 5th, 1994, recorded in Warranty Deed Book 276, Page 790 in the Office of the Chancery Clerk of DeSoto County, Mississippi;

WHEREAS, THE PEOPLES BANK & TRUST COMPANY has heretofore substituted ERIC L. SAPPENFIELD as Trustee in place and in lieu of W. P. MITCHELL, by instrument dated December 1st, 1995, and recorded in Book 798, Page 458, 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 holders 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, December 28th, 1995, and subsequent notices appeared on January 4th, January 11th and January 18th, 1996. 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 December 28th, 1995, and everything necessary to be done was done to make and effect a good and lawful sale.

WHEREAS, on January 19th, 1995 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 2912, SECTION "N", SOUTHAVEN WEST SUBDIVISION, in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 5, Pages 8-9, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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 \$46,300.08, 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 \$46,300.08, 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 19th day of January , 1996.

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 19th day of January, 1996, within my jurisdiction, the within named ERIC L. SAPPENFIELD, who acknowledged that he is Substituted Trustee for 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.

Notary Public



My Commission Expires:
5-5-99

Grantors Address: 97 Stateline Rd., E., Southaven, MS 38671
wk: 601-342-2170 hm: 601-349-4412
Grantees Address: P. O. Box 709, Tupelo, MS 38802-0709
wk: 601-680-1463 hm: 601-680-1463

This instrument prepared by:
Eric L. Sappenfield
Attorney at Law
97 Stateline Road East
Southaven, MS 38671

601-342-2170



"Dedicated to the people and progress of DeSoto County"

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

MARY DONAHUE 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:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on June 24, 1988, JOHN RICHARD COLEMAN, JR. and wife, PATRICIA S. COLEMAN, 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 441, Page 516; and

WHEREAS, JIM LAURSEN AND WIFE, LOUISE LAURSEN assumed said indebtedness by instrument dated October 26, 1990, recorded in Warranty Deed Book 230, Page 298, in the Office of the Chancery Clerk of DeSoto County, Mississippi;

WHEREAS, JIM LAURSEN AND WIFE, LOUISE LAURSEN, quitclaimed said property to JAMES NORMAN LAURSEN, JR. by instrument dated September 7, 1993, recorded in Book 262, Page 56, in the Office of the Chancery Clerk of DeSoto County, Mississippi;

WHEREAS SIDNEY WOODS assumed said indebtedness by instrument dated October 5, 1994, recorded in Warranty Deed Book 276, Page 790, in the Office of the Chancery Clerk of DeSoto County, Mississippi;

WHEREAS, THE PEOPLES BANK & TRUST COMPANY has heretofore substituted ERIC L. SAPPENFELD as Trustee in place and lieu of W.P. MITCHELL, by instrument dated December 1, 1995, and recorded in Book 798, Page 458, 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 fees and expenses of sale,

NOW THEREFORE I, ERIC L. SAPPENFELD, SUBSTITUTED TRUSTEE, under the provisions of and by virtue of the authority conferred upon

me in the same Deed of Trust, will on the 18th day of January, 1996, 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 2912, SECTION "N", SOUTHAVEN WEST SUBDIVISION, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 6, Pages 6-9, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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 18th day of December, 1995.
Eric L. Sappenfeld
Substituted Trustee
Dec. 28, 1995, Jan. 4, 11, 18, 1996

Volume No. 100 on the 28 day of Dec, 19 95
Volume No. 101 on the 4 day of JAN, 19 96
Volume No. 101 on the 11 day of JAN, 19 96
Volume No. 101 on the 18 day of JAN, 19 96
Volume No. _____ on the _____ day of _____, 19 _____

Mary Donahue
(TITLE)

Sworn to and subscribed before me, this _____ day of _____, 19 _____

Barbara Burken

BY Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE

MY COMMISSION EXPIRES: OCT. 31, 1998

My commission expires: BONDED THRU NOTARY PUBLIC UNDERWRITERS

A. Single first insertion of 446 words @ .08 \$ 35.68
B. 3 subsequent insertions of 1338 words @ .05 \$ 66.90
C. Making proof of publication and depositing to same \$ \$1.00

TOTAL PUBLISHER'S FEE: \$ 103.58