

Mississippi FHA

Billy A. and Christy Shackelford
 TNB# 498105
 FHA# 283-0126133-703

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 24, 1995, and recorded in Book 774, Page 4, in the office of the Clerk of the Chancery Court of DeSoto County, Mississippi, Billy A. Shackelford and Christy A. Shackelford, husband and wife conveyed in trust to Mary Monteith, 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 955 Page 448, 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 January 28, 1998 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 January 2, 1998; 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 Trustmark National Bank, a corporation, whose address is P.O. Box 522 Jackson, MS, 39205, at and for the sum of Eighty-seven Thousand and no/100 dollars, that being the highest and best bid offered; and,

WHEREAS, the said Trustmark National Bank 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 Trustmark National Bank 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 477, Section K, Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 46, Page 23, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

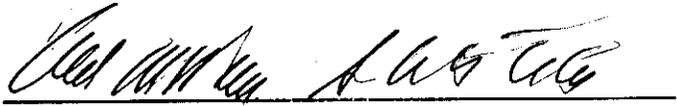
STATE MS.-DESOTO CO.
 FILED

FEB 13 1 58 PM '98

BK 328 PG 702
 W.E. DAVIS CH. CLK.

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 January 28, 1998 hereunto set his hand.



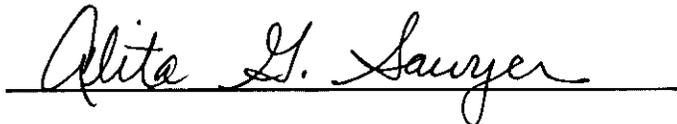
ARNOLD M. WEISS, Substitute Trustee

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 January 28, 1998.

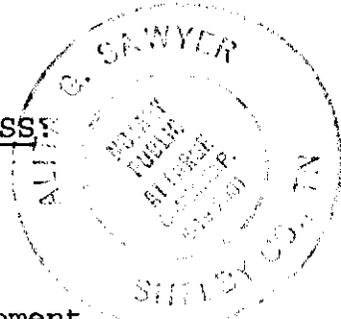


NOTARY PUBLIC

My Commission Expires: 6-19-2001

PROPERTY ADDRESS:

6545 Rosewood Drive
Olive Branch, MS38654



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



DeSoto Times Today

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

TAMMY SCOTT personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, 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:

**STATE OF MISSISSIPPI
COUNTY OF DESOTO
NOTICE OF SUBSTITUTE
TRUSTEE'S SALE**

Whereas, on July 24, 1995 a Deed of Trust was executed by Billy A. Shackelford and Christy A. Shackelford, husband and wife to Mary Monteith, Trustee(s), for the benefit of First National Mortgage Corporation 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 774, Page 4, and
Whereas, said Deed of Trust was assigned by First National Mortgage Corporation to Trustmark National Bank by assignment recorded in Book 729, Page 245 in the office of the said Clerk of the Chancery Court, 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 Mary Monteith and any subsequently appointed Substitute Trustee by instrument of record in Book 655 Page 448 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 January 28, 1998, 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:
Sited in DeSoto County, Mississippi, Lot 477, Section K, Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 48, Page 23, in the Chancery Court Clerk's office of DeSoto County, Mississippi.
I will sell and convey only such title as is vested in me as Substitute Trustee.
WITNESS my signature this 30 day of December 1997.
ARNOLD M. WEISS, Substitute Trustee

- Volume No. 103 on the 6 day of January, 1998
- Volume No. 103 on the 13 day of January, 1998
- Volume No. 103 on the 20 day of January, 1998
- Volume No. 103 on the 27 day of January, 1998
- Volume No. _____ on the _____ day of _____, 19____

Tammy Scott
(TITLE)

Sworn to and subscribed before me, this 27 day of January, 1998
Barbara A. 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 _____ words @ .08 \$ _____
- B. _____ subsequent insertions of _____ words @ .05 \$ _____
- C. Making proof of publication and depositing to same \$ _____

TOTAL PUBLISHER'S FEE: \$ 91.32

208 Adams Avenue
Memphis, TN 38103
901-526-8296
Jan. 8, 13, 20, 27, 1998

at -On the Square- Hernando, MS 38632 • 601. 429. 6397 • Fax: 429. 5229
ad -DeSoto Plaza- Southaven, MS 38671 • 601. 393. 6397 • Fax: 393. 6463