

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, default was made in the performance of the conditions and stipulations as set out by that certain Deed of Trust from Gordon D. Choate, a married person and Ramona A. Choate for the use and benefit of Norwest Mortgage, Inc., under the date of September 08, 1992, and of record in Book 602 at Page 396 of Deeds of Trust in the Office of the Chancery Clerk of DeSoto County at Hernando, Mississippi, reference to which is hereby made, and,

WHEREAS, Norwest Mortgage, Inc., assigned said Deed of Trust to First Commercial Mortgage Company, now known as Regions Mortgage, Inc. under the date of September 8, 1992, recorded in Book 612 at Page 542 of the records of the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made, and

WHEREAS, the said default continued for a period of more than ninety (90) days, and,

WHEREAS, by instrument dated March 13, 2001, and of record in Book 1300 at Page 785 of the records in the Office of the Chancery Clerk of DeSoto County, Mississippi, First Commercial Mortgage Company, now known as Regions Mortgage, Inc., Montgomery, Alabama, the holder of the indebtedness secured by said Deed of Trust did appoint MARC K. MCKAY, as Substituted Trustee, in the place and stead of the original Trustee named in said Deed of Trust, and,

WHEREAS, having been requested so to do by the Beneficiary of said Deed of Trust, I did make demand on the said Gordon D. Choate and Ramona A. Choate and did advertise the hereafter described property for sale in the *DeSoto Times Today*, Hernando, Mississippi, on March 30, 2001, April 6, 2001, April 13, 2001, April 20, 2001, and,

WHEREAS, I did post notice in the DeSoto County Courthouse at Hernando, Mississippi, on March 27, 2001, and same remained there until April 26, 2001, being the day set for the sale in the Notice, and,

STATE OF MISSISSIPPI
DE SOTO COUNTY
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WHEREAS, the Substituted Trustee's Notice of Sale, in accordance with the hereinbefore mentioned Deed of Trust, provided that said property would be sold between the legal hours of 11:00 a.m. and 4:00 p.m., at the DeSoto County Courthouse at Hernando, State of Mississippi, and

WHEREAS, on April 26, 2001, I did, between the legal hours of 11:00 a.m. and 4:00 p.m., appear at the East Front Door of the DeSoto County Courthouse at Hernando, Mississippi, and offer for sale the following described land and property situated in DeSoto County, Mississippi, being all of the property described in the heretofore mentioned Deed of Trust, to-wit:

Lot 97, Section "E", Kentwood Subdivision, in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 39, Page 49, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, First Commercial Mortgage Company, now known as Regions Mortgage, Inc., Montgomery, Alabama, did make the highest and best bid,

NOW THEREFORE, in consideration of the sum of \$57,714.86, cash in hand paid, receipt of which is hereby acknowledged, I, MARC K. MCKAY, Substituted Trustee, under the hereinbefore mentioned Deed of Trust, do sell and convey to First Commercial Mortgage Company, now known as Regions Mortgage, Inc., an Alabama Corporation, the above described land and property situated in DeSoto County, Mississippi.

I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 27th day of April, 2001.



MARC K. MCKAY, SUBSTITUTED
TRUSTEE

STATE OF MISSISSIPPI:

COUNTY OF MADISON:

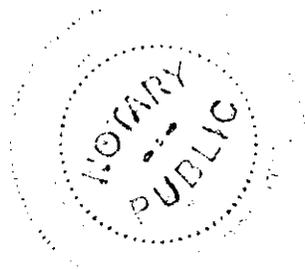
PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority, in and for the aforesaid county and state, on this the 27th day of April, 2001, within my jurisdiction, the within named Marc K. McKay, Substituted Trustee, who acknowledged to me that he executed the above and foregoing Substituted Trustee's Deed on the year and date therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE.

Norma J. Messing
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public State of Mississippi At Large
My Commission Expires: November 9, 2002
Bonded Thru Heiden, Brooks & Garland, Inc.



GRANTOR'S ADDRESS:

Marc K. McKay, Substituted Trustee
665 Highway 51, Suite A
Ridgeland, Mississippi 39157
(601) 856-5794

GRANTEE'S ADDRESS:

First Commercial Mortgage Company, now
known as Regions Mortgage, Inc.
P.O. Box 5640
Montgomery, Alabama
(334)223-3741

Prepared by:

Marc K. McKay
MCKAY SIMPSON LAWLER
FRANKLIN & FOREMAN, P.L.L.C
Attorneys at Law
P.O. Box 2488
Ridgeland, Mississippi 39158
(601) 856-5794

*INDEXING INSTRUCTIONS: Lot 97, Section "E", Kentwood Subdivision, Section 3, T2S, R8W,
DeSoto County, Mississippi*

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Cyndi Pittman 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:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE:

WHEREAS, on September 08, 1992, Gordon D. Choate, a married person and Ramona A. Choate as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 602 at Page 398, executed a Deed of Trust to H. Lee Shaw, P.C. of Memphis TN, Trustee for the benefit of Northwest Mortgage, Inc., securing an indebtedness therein described and covering the property hereinafter described;

WHEREAS, Northwest Mortgage, Inc., assigned said Deed of Trust to First Commercial Mortgage Company, now known as Regions Mortgage, Inc. under the date of September 8, 1992, recorded in Book 612 at Page 542 of the records of the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made, and,

WHEREAS, said First Commercial Mortgage Company, now known as Regions Mortgage, Inc., under the power granted to it in said Deed of Trust, by instrument of date March 13, 2001, duly spread upon the record and recorded in Book 1300 at Page 785 in the office of the Chancery Clerk aforesaid, did substitute the undersigned Marc K. McKay in the place and stead of the original Trustee and of any other Substituted Trustee;

WHEREAS, default having been made by said Gordon D. Choate and Ramona A. Choate in the payment of the above mentioned indebtedness as it fell due, and payment having been requested by First Commercial Mortgage Company, now known as Regions Mortgage, Inc. the legal holder of the indebtedness secured by and described in the above mentioned Deed of Trust;

WHEREAS, the undersigned was called upon to execute the Trust therein contained, the owner of the indebtedness secured by said Deed of Trust having declared it due and payable, and to sell said property under the provisions of said Deed of Trust for the purpose or raising said sum so secured and unpaid, together with the expenses of selling same, including Trustee's and attorneys.

NOW, THEREFORE, I, the undersigned Marc K. McKay being the Substituted Trustee, do hereby give notice that on April 26, 2001, between 11:00 o'clock a.m. and 4:00 o'clock p.m., being legal hours of sale, I will proceed to sell at public outcry, to the highest bidder for cash, at the East Front Door of the DeSoto County Courthouse in Hernando, State of Mississippi, the following real property described and conveyed in said Deed of Trust, lying and being situated in DeSoto County, Mississippi and being more particularly described as follows, to-wit:

Lot 97, Section "E", Kentwood Subdivision, in Section 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 39, Page 49, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will convey only such title as is vested in me.

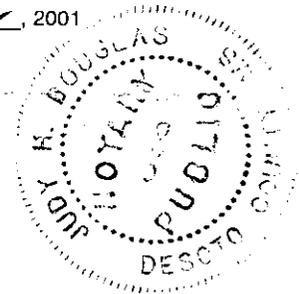
- Volume No. 106 on the 30 day of Mar., 2001
- Volume No. 106 on the 6 day of Apr., 2001
- Volume No. 106 on the 13 day of Apr., 2001
- Volume No. 106 on the 20 day of Apr., 2001
- Volume No. _____ on the _____ day of _____, 2001

Cyndi Pittman, associate publisher
(TITLE)

Sworn to and subscribed before me, this 20 day of Apr., 2001

BY Judith H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: January 16, 2005
BONDED THRU Dixie Notary Service, INC.



- A. Single first insertion of 499 words @ .12 \$ 59.88
- B. 3 subsequent insertions of 1497 words @ .10 \$ 149.70
- C. Making proof of publication and depositing to same \$ 3.00

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