

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Desoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS	DATE EXECUTED	TRUST DEED BOOK	PAGE
Charlotte J. Heath	April 12, 1985	336	482
Lelia M. Winter	November 20, 1992	613	716

The indebtedness secured by the Deed of Trust dated April 12, 1985 and executed by Charlotte J. Heath was assumed by Lelia M. Winter by Warranty Deed dated November 20, 1992 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 251 at Page 427 and with Assumption Agreement dated November 20, 1992.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in the Desoto Times Today, a newspaper published in the City of Hernando, said County and State, and on June 5, 2003, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on June 30, 2003, be sold at public auction at the East front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues June 5, June 12, June 19, and June 26, 2003.

And said lands having been sold by said Substitute Trustee on June 30, 2003, within legal hours (being between the hours of 11:00 AM and 4:00 PM), in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and

J.R.S. Investment Properties, LLC

having been the highest bidder therefore and having bid the sum of Forty Three Thousand Four Hundred and no/100 Dollars

(\$43,400.00), the said J.R.S. Investment Properties LLC was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Richard J. Hill, as Substitute Trustee, do hereby convey and sell to the said J.R.S. Investment Properties

the following described land situated in Desoto County, Mississippi, to wit:

STATE MS.-DESOTO CO.
FILED

JUL 8 3 35 PM '03

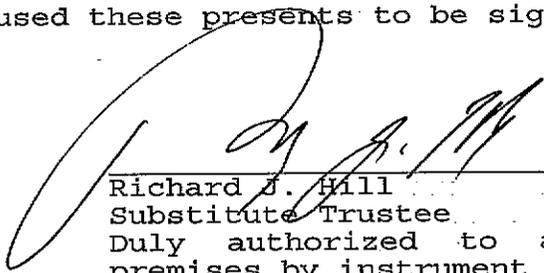
(SEE ATTACHED LEGAL DESCRIPTION)

BK 447 PG 715
W.F. DAVIS CH. CLK.

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, Richard J. Hill, Substitute Trustee, convey only such title as is vested in me as Substitute Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 30th day of June, 2003.



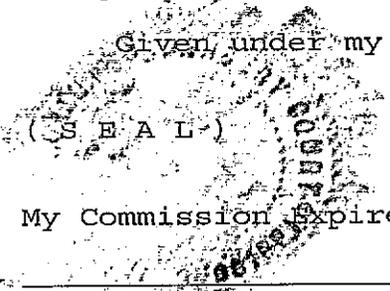
Richard J. Hill
Substitute Trustee
Duly authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DESOTO)

Personally appeared before me, W.E. Davis Chancery Clerk, a notary public in and for the County and State aforesaid Richard J. Hill, Substitute Trustee, who acknowledged that he signed and delivered the foregoing Substitute Trustee's Deed on the day and year therein mentioned.

Given under my hand this 30th day of June, 2003.



My Commission Expires:

W.E. Davis Chancery Clerk
NOTARY PUBLIC
By: M. Heffer D.C.

Grantor: Richard J. Hill, Substitute Trustee for the United States of America; 3260 Hwy. 51 South; Hernando, Mississippi 38632; telephone: (662) 429-8687.
and prepared by

Grantee: J.R.S. Investment Properties; 1148 Deercreek Dr., Hernando, MS 38632
telephone: (662) 429-8536

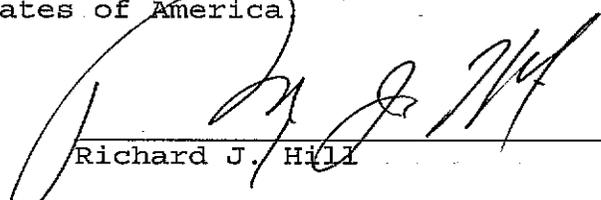
Lot 1456, Section C, South DeSoto Village Subdivision,
in Section 33, Township 1 South, Range 8 West, City
of Horn Lake, DeSoto County, Mississippi, as shown
by plat appearing of record in Plat Book 10, Pages 3-8,
in the office of the Chancery Clerk of DeSoto County,
Mississippi.

AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DESOTO)

Richard J. Hill, being first duly sworn on oath, deposes and says that on June 5, 2003, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:05 A.M. on June 30, 2003 at the East front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by J.R.S. Investment Properties

for the sum of \$ 43,400.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America


Richard J. Hill

Subscribed and sworn to before me this 30th day of June 2003

(S E A L)

W.E. Davis Chascey Clerk
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES
JAN. 5, 2004

By: M. Hyper D.C.

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Lisa Fuller 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:

NOTICE OF SALE
WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS: Charlotte J. Heath
DATE EXECUTED: April 12, 1985
TRUST DEED BOOK: 336
PAGE: 482

GRANTORS: Lelia M. Winter
DATE EXECUTED: November 20, 1992

TRUST DEED BOOK: 613
PAGE: 716

The indebtedness secured by the Deed of Trust dated April 12, 1985 and executed by Charlotte J. Heath was assumed by Lelia M. Winter by Warranty Deed dated November 20, 1992 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 251 at Page 427 and with Assumption Agreement dated November 20, 1992.

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the East front door of the County Courthouse in the city of Hernando, Mississippi, in the aforesaid County and will sell within legal hours (being between the hours of 11:00 AM and 4:00 PM) on June 30, 2003, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

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

The premises to be sold are described as:

Lot 1456, Section C, South DeSoto Village Subdivision, in Section 33, Township 1 South, Range 9 West, City of Horn Lake, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 10, Pages 3-8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Richard J. Hill
Substitute Trustee

Duly authorized to act in the premises by Instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.
Jun. 5, 12, 19, 26, 2003

Volume No. 108 on the 5 day of June, 2003
Volume No. 108 on the 12 day of June, 2003
Volume No. 108 on the 19 day of June, 2003
Volume No. 108 on the 26 day of June, 2003
Volume No. _____ on the _____ day of _____, 2003

Lisa Fuller

Sworn to and subscribed before me, this 26 day of June, 2003

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2005
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 430 words @ .12 \$ 51.60
B. 3 subsequent insertions of 1290 words @ .10 \$ 129.00
C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 183.60

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