

STATE MS. - DESOTO CO  
CH. CLK.

**JAMES W. AMOS, SUBSTITUTE TRUSTEE,**

**GRANTOR**

Aug 13 1 43 PM '04

**TO**

**SUBSTITUTE TRUSTEE'S DEED**

479 PG 585  
CH. CLK.

**FLOWERS PROPERTIES, LLC,**

**GRANTEE**

Default having been made in the payment of the debt and obligations secured to be paid in that certain deed of trust executed the 21<sup>st</sup> day of December, 2001 by William R. Hostler, which deed of trust is recorded in Deed of Trust Book 1433, Page 473, 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 having been declared to be due and payable in accordance with the terms of said deed of trust, and the holder of said indebtedness having requested the undersigned substituted trustee to execute the trust and sell said land 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 expenses of sale.

NOW, THEREFORE, in consideration of the premises, I, James W. Amos, Substitute Trustee, pursuant to said request did on the 12<sup>th</sup> day of August, 2004, within legal hours at the East door of the Courthouse for DeSoto County, Mississippi, at Hernando, Mississippi, did offer for sale and sell at public auction to FLOWERS PROPERTIES, LLC, it being the highest and best bidder for cash at and for the sum of One Hundred Sixty Thousand One Hundred Thirty-One and 00/100 Dollars (\$160,131.00) the following described property lying and being situated in DeSoto County, Mississippi, more particularly described as follows:

4.92 acres (214,255 sf) being in the Southeast Quarter of Section 19, Township

2 South, Range 7 West, in DeSoto County, Mississippi, and being that property recorded in Deed Book 332, Page 336, in the office of the Chancery Clerk, DeSoto County, Mississippi, and being described as follows:

Commencing at an iron pin at the Southeast Corner of Section 19, Township 2 South, Range 7 West, in DeSoto County, Mississippi, said point lying near the intersection of the centerlines of Swinnea Road and Bankston Road; thence North 03 degrees 19 minutes 10 seconds West 513.45 feet along Swinnea Road to a point; thence South 84 degrees 54 minutes 40 seconds West 40.00 feet to a point in a 48" oak tree, said point being the Southeast Corner of said 4.92 acre plot, and being the Point of Beginning; thence South 84 degrees 54 minutes 40 seconds West 1,052.06 feet along an old meandering fence line to a 1/2" rebar and tee-post; thence North 02 degrees 22 minutes 10 seconds West 204.58 feet along an old meandering fence line to a 3/8" rebar and a tee post; thence North 84 degrees 57 minutes 05 seconds East 1,048.64 feet to a 3/8" rebar and a tee post; thence South 03 degrees 19 minutes 10 seconds East 203.71 feet to the Point of Beginning.

This is that same parcel conveyed in part to Terry Lee Mackie in Deed Book 396, Page 276; and which was conveyed by Will of William Bostick Mackie to Grantor in Will shown of record as being probated as Chancery Docket #01-8-1151 all of which are records of the DeSoto County Mississippi Chancery Court.

The time, terms and places of sale were duly advertised for four (4) consecutive weeks immediately preceding the said sale by publication in the DeSoto Times Today, a newspaper published and having a general circulation in DeSoto County, Mississippi, with proof of said publication being attached hereto and made a part hereof and by posting a notice of said sale upon the bulletin board at the Courthouse in said County on the 21st day of July, 2004, and said notice remaining upon said bulletin board until the date of the sale of said land.

NOW, THEREFORE, in consideration of the premises and the payment to me in the sum of One Hundred Sixty Thousand One Hundred Thirty One and 00/100 Dollars (\$160,131.00) by FLOWERS PROPERTIES, LLC, the receipt of which is hereby acknowledged, I, James W.

Amos, Substitute Trustee, do hereby sell and convey to FLOWERS PROPERTIES, LLC, the land hereinabove described.

WITNESS my signature this the 12<sup>th</sup> day of August, 2004.

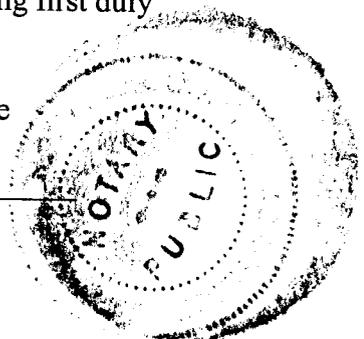
James W. Amos  
JAMES W. AMOS, Substitute Trustee

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named JAMES W. AMOS, Substitute Trustee, who acknowledged that he/she signed and delivered the above and foregoing SUBSTITUTE TRUSTEE'S DEED on the day and date therein mentioned as his/her free and voluntary act and deed and for the purposes therein expressed in his/her capacity as trustee after being first duly authorized so to do.

12 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this the 12 day of August, 2004.

Euse B. Amos  
Notary Public



My Commission Expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 29, 2008  
BONDED THROUGH STEGALL NOTARY SERVICE

Address of Grantor: 2430 Caffey St., Hernando, MS 38632  
Residence Phone: N/A  
Business Phone: 662-429-7873

Address of Grantee: 2864 Rutherford Dr, Southaven, MS 38671  
Residence Phone: N/A  
Business Phone: None

Prepared by: JAMES W. AMOS, ATTORNEY AT LAW, MSB #1559  
2430 CAFFEY ST., HERNANDO, MS 38632  
PHONE: 662-429-7873



# 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:

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

WHEREAS, on December 21st, 2001, WILLIAM R. HOSTLER executed a deed of trust to D. Jeffrey Frazier, Trustee, for the benefit of COMMUNITY BANK, DESOTO COUNTY, beneficiary, which deed of trust is filed for record in Real Estate Deed of Trust Book 1433, Page 473, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the said deed of trust authorized the appointment and substitution of another trustee in the place of the trustee named in said deed of trust or subsequently substituted therein, and Community Bank, DeSoto County, beneficiary, substituted James W. Amos as trustee therein by Appointment of Substitute Trustee dated June 3rd, 2004, and duly filed for record in the office of the Chancery Clerk of DeSoto County, Mississippi, and recorded in Real Estate Deed of Trust Book 2014, Page 686; and, WHEREAS, default having been made in the performance of the terms and conditions of said deed of trust, and the entire indebtedness secured thereby having been declared to be due and payable pursuant to the terms of said deed of trust, and Community Bank, DeSoto County, being the legal holder of the note and deed of trust having requested the undersigned substitute trustee to execute the trust and sell said land and property in accordance with the terms and provisions of the deed of trust for the purpose of raising the sums due thereunder, together with attorney fees, trustee's fees and expenses of sale;

NOW, THEREFORE, I, James W. Amos, Substitute Trustee, will on the 12th day of August, 2004, offer for sale at public outcry and sell during legal hours being between the hours of 11:00 a.m. and 4:00 p.m. at the main East door of the County Courthouse of DeSoto County, Hernando, Mississippi, for cash to the highest and best bidder the following described land and property lying and situated in DeSoto County, Mississippi, and being more particularly described as follows:  
4.92 acres (214,255 sf) being in the Southeast Quarter of Section 19, Township 2 South, Range 7 West, in DeSoto County, Mississippi, said land being the intersection of the crossroads of Sawinnee Road and Barnston Road; thence North 03 degrees 19 minutes 10 seconds West 513.45 feet along Sawinnee Road to a point; thence South 84 degrees 54 minutes 40 seconds West 40.00 feet to a point in a 48" oak tree, said point being the Southeast Corner of said 4.92 acre plot, and being the Point of Beginning; thence South 84 degrees 54 minutes 40 seconds West 204.58 feet along an old meandering fence line to a 3/8" rebar and a tee post; thence North 84 degrees 57 minutes 05 seconds East 1,048.64 feet to a 3/8" rebar and a tee post; thence South 03 degrees 19 minutes 10 seconds East 203.71 feet to the Point of Beginning.

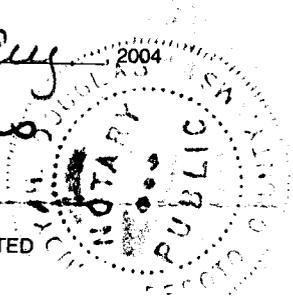
- Volume No. 109 on the 21 day of July, 2004
- Volume No. 109 on the 28 day of July, 2004
- Volume No. 109 on the 4 day of Aug., 2004
- Volume No. 109 on the 11 day of Aug., 2004
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2004

*Lisa Fuller*

Sworn to and subscribed before me, this 11 day of Aug, 2004

BY *Judy N. 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 627 words @ .12 \$ 75.24
- B. 3 subsequent insertions of 1881 words @ .10 \$ 188.10
- C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 266.34

Commencing at an iron pin at the Southeast Corner of Section 19, Township 2 South, Range 7 West, in DeSoto County, Mississippi, said land being the intersection of the crossroads of Sawinnee Road and Barnston Road; thence North 03 degrees 19 minutes 10 seconds West 513.45 feet along Sawinnee Road to a point; thence South 84 degrees 54 minutes 40 seconds West 40.00 feet to a point in a 48" oak tree, said point being the Southeast Corner of said 4.92 acre plot, and being the Point of Beginning; thence South 84 degrees 54 minutes 40 seconds West 204.58 feet along an old meandering fence line to a 3/8" rebar and a tee post; thence North 84 degrees 57 minutes 05 seconds East 1,048.64 feet to a 3/8" rebar and a tee post; thence South 03 degrees 19 minutes 10 seconds East 203.71 feet to the Point of Beginning.

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This is that same parcel conveyed in part to Terry Lee Mackie in Deed Book 396, Page 276, and which was conveyed by Will of William Bostick Mackie to Grantor in Will shown of record as being probated as Chancery Docket #01-8-1151 all of which are records of the DeSoto County Mississippi Chancery Court.  
I will convey only such title as is vested in me as Substitute Trustee.  
Witness my signature this the 16th day of July, 2004  
James W. Amos  
Substitute Trustee  
Published: July 21, 28, 2004,  
August 4, 11, 2004