

SUBSTITUTE TRUSTEE'S DEED

2/15/05 9:06:32
BK 492 PG 552
DESOTO COUNTY, MS
W. E. DAVIS, CH. CLERK

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
Violet L. Roper a single woman	August 25, 1978	230	120
Margaret V. Lapradd	November 15, 1983	307	225
Virginia M. Paquette	February 14, 1992	572	669

The indebtedness secured by the Deed of Trust dated August 25, 1978 and executed by Violet L. Roper was assumed by Margaret V. Lapradd by Warranty Deed dated November 15, 1983 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 167 at Page 600 and with Assumption Agreement dated November 15, 1983.

The indebtedness secured by the Deed of Trust dated November 15, 1983 and executed by Margaret V. Lapradd was assumed by Virginia M. Paquette by Warranty Deed dated February 14, 1992 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 242 at Page 527 and with Assumption Agreement dated February 14, 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 January 20, 2005, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on February 14, 2005, 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 January 20, January 27, February 3, and February 10, 2005.

And said lands having been sold by said Substitute Trustee on February 14, 2005, 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

Wayne R. Miles
having been the highest bidder therefore and having bid the sum of FORTYTHOUSAND AND SIX HUNDRED 00/100 Dollars (\$40,600.00), the said Wayne R. Miles was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Curtis B. Breland, as Substitute Trustee, do hereby convey and sell to the said Wayne R. Miles

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

(SEE ATTACHED LEGAL DESCRIPTION)

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

I, Curtis B. Breland, 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 15 day of February, 2005.

Curtis B. Breland

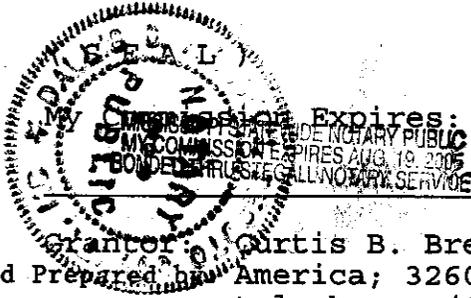
Curtis B. Breland
Substitute Trustee
Duly authorized to act in the premises by instrument dated August 3, 2004, and recorded in Book 1, Page 36, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DESOTO)

Personally appeared before me, Dallis C. Renfrew, a notary public in and for the County and State aforesaid Curtis B. Breland, 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 15th day of February, 2005.



Dallis C. Renfrew
NOTARY PUBLIC

Grantor: Curtis B. Breland, Substitute Trustee for the United States of America; 3260 Hwy. 51 South; Hernando, Mississippi 38632; telephone: (662) 429-8687.

Grantee: Wayne R. Miles 4241 Faye Drive Olive Branch, MS 38654
901-486-0494 (662) 893-8106

Lot 331, Section E, Twin Lakes Subdivision in Section 6, Township
2 South, Range 8 West, DeSoto County, Mississippi, according to a map
or plat thereof on file and of record in the office of the Chancery
Clerk of DeSoto County, Mississippi, in Plat Book 12, Pages 18
through 20.

AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DESOTO)

Curtis B. Breland, being first duly sworn on oath, deposes and says that on January 20, 2005, 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 February 14, 2005 at the East front door of the County Courthouse located in the aforesaid County where said premises are situated; and that said premises were then and there purchased by

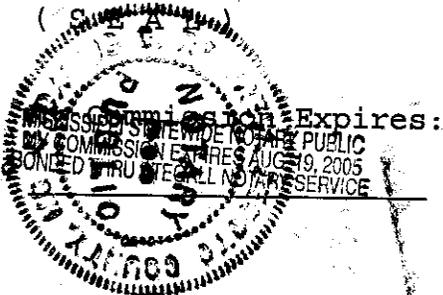
Wayne R. Miles

for the sum of \$ 40,600.00, 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.


Curtis B. Breland

Subscribed and sworn to before me this 15th day of Feb. 20 05.


NOTARY PUBLIC





PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

Diane Smith 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:

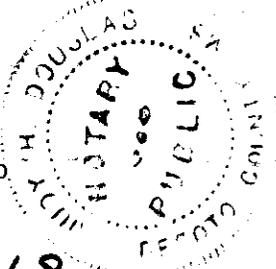
- Volume No. 110 on the 20 day of Jan., 2005
- Volume No. 110 on the 27 day of Jan., 2005
- Volume No. 110 on the 3 day of Feb., 2005
- Volume No. 110 on the 10 day of Feb., 2005
- Volume No. _____ on the _____ day of _____, 2005

Diane Smith

Sworn to and subscribed before me, this 10 day of Feb., 2005

Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 514 words @ .12 \$ 61.68
 - B. 3 subsequent insertions of 1542 words @ .10 \$ 154.20
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 218.88

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:
Violet L. Roper
a single woman
DATE EXECUTED:
August 25, 1978
TRUST DEED BOOK:
230
PAGE: 120

GRANTORS:
Margaret V. Laprad
DATE EXECUTED:
November 15, 1983
TRUST DEED BOOK:
307
PAGE: 225

GRANTORS:
Virginia M. Paquette
DATE EXECUTED:
February 14, 1982
TRUST DEED BOOK:
572
PAGE: 680

The indebtedness secured by the Deed of Trust dated August 25, 1978 and executed by Violet L. Roper, is hereby 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, on the 14th day of February 2005, at 10:00 AM and 4:00 PM on February 14, 2005, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

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

The premises to be sold are described as:
Lot 331, Section E, Twin Lakes Subdivision in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Plat Book 12, Pages 18 through 20.
January 20, 2005
Date
/s/ Curtis B. Breland
Curtis B. Breland
Substitute Trustee
Duly authorized to act in the premises by instrument dated August 3, 2004, and recorded in Book 1, Page 36, of the records of the aforesaid County and State.
1/20/05, 1/27/05, 2/3/05 & 2/10/05

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 statute made and provided therein.