

SUBSTITUTE TRUSTEE'S DEED

11/30/07 8:23:30
BK 573 PG 711

DESOTO COUNTY, MS
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 |
|---|-------------------|-----------------|------|
| Terri C. Beecroft and James R. Beecroft | November 9, 1983 | 307 | 21 |
| Sarah J. Aden | November 18, 1992 | 613 | 280 |

The indebtedness secured by the Deed of Trust dated November 9, 1983 and executed by Terri C. Beecroft and James R. Beecroft was assumed by Sarah J. Aden by Warranty Deed dated November 18, 1992 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 251 at Page 347 and with Assumption Agreement dated November 18, 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 Tribune, a newspaper published in the City of Olive Branch, said County and State, and on October 25, 2007, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on November 19, 2007, 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 October 25, November 1, November 8, and November 15, 2007.

And said lands having been sold by said Substitute Trustee on November 19, 2007, 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

MARGARET BYRD
having been the highest bidder therefore and having bid the sum of FORTY FIVE THOUSAND & NO/100 Dollars (\$45,000.00), the said MARGARET BYRD 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 MARGARET BYRD

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

(SEE ATTACHED LEGAL DESCRIPTION)

Scan 468 Hdo

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 19TH day of NOVEMBER, 2007.



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.

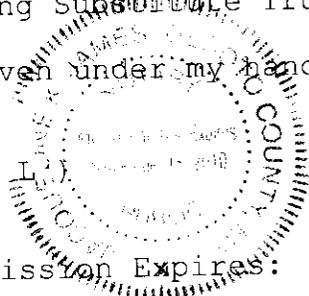
ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DESOTO)

Personally appeared before me, Jaqueline K. James, 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 19TH day of NOVEMBER, 2007.

(S E A L)



My Commission Expires:

September 18, 2010

Jaqueline K. James
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: MARGARET BYRD
8728 DUNN LANE NORTH, OLIVE BRANCH, MS 38654 (662) 895-7864 NA

Lot 88, Chateau Ridge Subdivision, located in Section 11,
Township 2, Range 6, DeSoto County, Mississippi, as per
plat thereof recorded in Plat Book 14, Pages 47-50, in the
office of the Chancery Clerk of DeSoto County, Mississippi.

PREPARED BY:
RURAL DEVELOPMENT
CURTIS B. BRELAND
3260 HWY 51 S
HERNANDO, MS 38632
PH: 662-429-8687 EXT. 4

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 October 25, 2007, 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 11:00 AM on November 19, 2007, 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

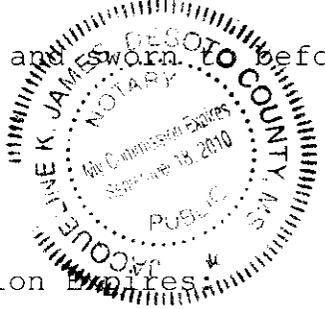
MARGARET BYRD
for the sum of \$ 45,000.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

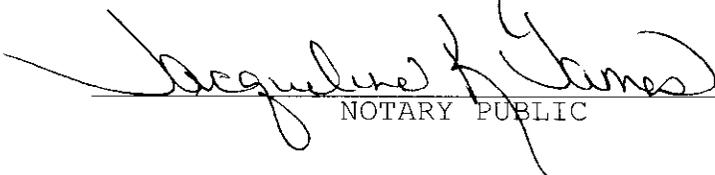


Curtis B. Breland

Subscribed and sworn to before me this 19th day of November
2007.

(S E A L)





NOTARY PUBLIC

My Commission Expires
September 18, 2010

Total County News Coverage
8885 Goodman Road • Olive Branch, MS 38654
662-895-6220 • FAX 662-895-4377
e-mail: anita@dctribune.com

PROOF OF PUBLICATION

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

Personally appeared before me, a Notary Public in and for said County and State, Jon Alverson,
The Publisher of the DeSoto County Tribune, a newspaper in the City Of Olive Branch and having a
general circulation in said County, who being duly Sworn, deposed and said that the publication of a
Notice of which a copy is hereto affixed, has been made in said newspaper for a period of 4
weeks consecutively, to wit:

Issue: _____, dated the 25 day of October, 2007.

Issue: _____, dated the 1 day of November, 2007.

Issue: _____, dated the 8 day of November, 2007.

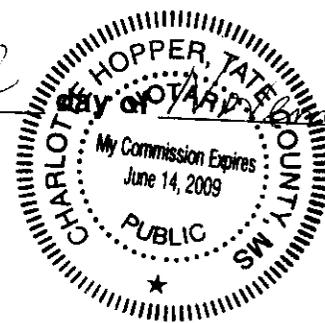
Issue: _____, dated the 15 day of November, 2007.

The DeSoto County Tribune has been published continuously for a period of more
than one year.

Jon Alverson
Publisher

Sworn and subscribed before me, this 15th day of November, 2007.

Charlotte Hopper
Charlotte Hopper
Notary Public



Commission expires: June 14, 2009

To: Sarah Aden, word count 435, ran an equivalent
of four (4) weeks. \$ 182.70, plus \$3.00 for proof of publication.

Grand total owed to us: \$ 185.70

Notary Seal:

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: Terri C. Beecroft and James R. Beecroft

DATE EXECUTED: November 9, 1983

TRUST DEED BOOK: 307

PAGE: 21

GRANTORS: Sarah J. Aden

DATE EXECUTED: November 18, 1992

TRUST DEED BOOK: 613

PAGE: 280

The indebtedness secured by the Deed of Trust dated November 9, 1983 and executed by Terri C. Beecroft and James R. Beecroft was assumed by Sarah J. Aden by Warranty Deed dated November 18, 1992 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 251 at Page 347 and with Assumption Agreement dated November 18, 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 November 19, 2007, 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 88, Chateau Ridge Subdivision, located in Section 11, Township 2, Range 6, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 14, Pages 47-50, in the office of the Chancery Clerk of DeSoto County, Mississippi.

October 25, 2007

Date

/s/ Curtis B. Breland

Substitute Trustee

~~My authority 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.~~

Published October 25,
November 1, 8, 15, 2007

