

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
Kelly H. Wood	November 30, 1988	456	586

The indebtedness secured by the Deed of Trust dated November 30, 1988 and executed by Kelly H. Wood was assumed by Carrie L. Wood by Quitclaim Deed dated September 25, 2000 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 380 at Page 82 and with Assumption Agreement dated October 11, 2001.

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 March 6, 2008, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on March 31, 2008, 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 March 6, March 13, March 20, and March 27, 2008.

And said lands having been sold by said Substitute Trustee on March 31, 2008, 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

RODNEY LANCASTER  
having been the highest bidder therefore and having bid the sum of FORTYONE THOUSAND AND FOUR HUNDRED AND TWENTYFIVE 00/100 Dollars (\$ 41,425.00 ), the said RODNEY LANCASTER 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 RODNEY LANCASTER

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

(SEE ATTACHED LEGAL DESCRIPTION)

4/07/08 8:40:33 SS  
BK 581 PG 716  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

*grantee*

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Lot 493, Section E, Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, as per plat thereof recorded in Plat Book 12, Pages 19-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI )  
 )SS:  
COUNTY OF DESOTO )

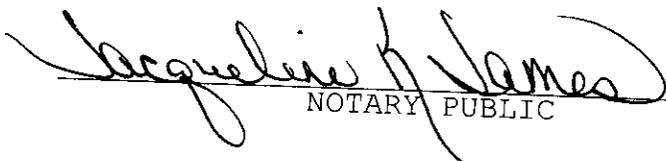
Curtis B. Breland, being first duly sworn on oath, deposes and says that on March 6, 2008, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and 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 A.M. on March 31, 2008, 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

RODNEY LANCASTER

for the sum of \$ 41,425.00, 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 30<sup>th</sup> day of April 2008.

  
NOTARY PUBLIC



( S E A L )

My Commission Expires September 18, 2010

# 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:

**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:**  
Kelly H. Wood

**DATE EXECUTED:**  
November 30, 1988

**TRUST DEED BOOK:** 458

**PAGE:** 585

The indebtedness secured by the Deed of Trust dated November 30, 1988 and executed by Kelly H. Wood was assumed by Cerris L. Wood by Quitclaim Deed dated September 25, 2000 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 388 of Page 68 and with Assumption Agreement dated August 11, 2001.

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 back door of the County Courthouse in the city of Hernando, Mississippi, in the aforesaid County and State, on the 27th day of March, 2008, at 4:00 PM, to satisfy the debt and interest thereon.

L. J. Lusher, Notary Public, is vested in me as Substitute Trustee.

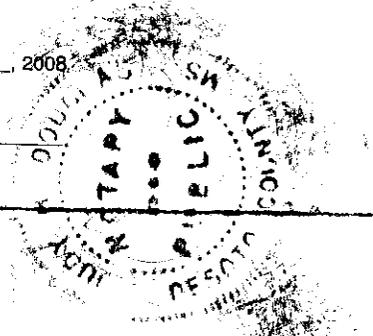
- Volume No. 113 on the 6 day of Mar., 2008
- Volume No. 113 on the 13 day of Mar., 2008
- Volume No. 113 on the 20 day of Mar., 2008
- Volume No. 113 on the 27 day of Mar., 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 27 day of Mar., 2008

BY 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 413 words @ .12 \$ 49.56  
 B. 3 subsequent insertions of 1239 words @ .10 \$ 123.90  
 C. Making proof of publication and depositing to same \$ 3.00  
 TOTAL PUBLISHER'S FEE: \$ 176.46

**Notary Public**  
L. J. Lusher  
Notary Public  
State of Mississippi  
My Commission Expires  
January 16, 2009  
BONDED THRU DIXIE  
NOTARY SERVICE,  
INCORPORATED  
3/8/08, 3/13/08, 3/20/08 & 3/27/08

315 Lusher St

8632 • 662.429.6397 • Fax: 662.429.5229