

DAVID S. ROUNSAVALL

TO

GUARANTY BANK & TRUST CO.

**SUBSTITUTED TRUSTEE'S DEED**

**WHEREAS**, on October 5, 2006, David Dennis executed and delivered to Charlene Griffin, Trustee for the use and benefit for Guaranty Bank & Trust Company, Beneficiary, that certain Deed of Trust recorded in Book 2591 at page 448 of the land records on file in the office of the Chancery Clerk of DeSoto County, State of Mississippi; and

**WHEREAS**, on January 11, 2008, the Beneficiary appointed David S. Rounsavall, as Substituted Trustee, which instrument is recorded in Book 2843 at page 627 of the land records on file in the office of the Chancery Clerk of DeSoto County, Mississippi; and

**WHEREAS**, default was made in the payment of the indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust declared all of the amount due and requested sale for the purposes of paying said indebtedness or as much thereof as said sale would bring; and

**WHEREAS**, the said David S. Rounsavall, in accordance with the Deed of Trust aforesaid, and the laws of the State of Mississippi, did advertise for sale on the following dates:

The 17<sup>th</sup> day of July, 2008;  
the 24<sup>th</sup> day of July, 2008;  
the 31<sup>st</sup> day of July, 2008; and  
the 07<sup>th</sup> day of August, 2008;

said advertisements being published in The DeSoto Times, a newspaper published in the City of Hernando, DeSoto County, Mississippi, as shown by the original Proof of Publication which is attached hereto as Exhibit "A", and the same as if fully copied herein in words and figures. The said David S. Rounsavall had posted the Substituted Trustee's Notice of Sale on the bulletin board at the Courthouse of DeSoto County in Hernando, Mississippi, strictly as required by law, and by the terms of the Deed of Trust aforesaid, which is more fully shown by the original of the statement of the Deputy Chancery Clerk of DeSoto County, Mississippi, setting forth that the Substituted Trustee's Notice of Sale was posted on the 7<sup>th</sup> day of July, 2008, as shown by Exhibit "B" to this Deed and made a part hereof the same as if fully copied herein in words and

Robertshaw e-v

figures; and

**WHEREAS**, said Notice of Sale fixed the 8<sup>th</sup> day of August, 2008, as the date of sale, and the front steps of the DeSoto County Courthouse, in the City of Hernando, Mississippi, as the place of sale, and during legal hours as the time of sale; and

**WHEREAS**, on the date aforesaid, at the place aforesaid, within legal hours the property was offered for sale, strictly and according to the terms of said Deed of Trust, and as required by law, the land and improvements thereon hereinafter described and received then and there a bid from Guaranty Bank & Trust Company, in the sum of \$11,250.00 which was the highest and best bid therefore; and

**WHEREAS**, the land and improvements thereon hereinafter described was, declared sold to said Guaranty Bank & Trust Company at and for said bid, said advertisement and sale having in all manner, form and procedure, been done and conducted strictly in compliance with all of the requirements of said Deed of Trust and the laws of the State of Mississippi.

**NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES** and of the sum of \$11,250.00, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, David S. Rounsavall, Substituted Trustee, do hereby sell and convey unto Guaranty Bank & Trust Company the following described property located in Washington County, Mississippi, to-wit:

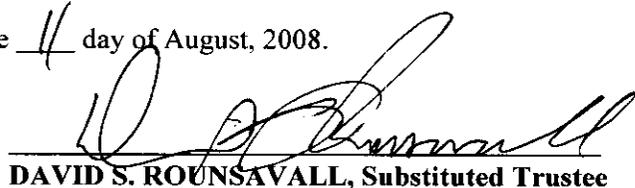
**Lot 223, The Lakes of Delta Bluffs, Phase VIII, Area L, in Section 26, Township 1 South, Range 9 West, as per plat thereof recorded in Plat Book 90, Pages 41 & 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**The real property or its address is commonly known as 7286 SOARING OAKS DRIVE, WALLS, MS 38680.**

together with all improvements thereon and appurtenances thereunto belonging.

This conveyance is made by me as Substituted Trustee only and without warranty of any kind whatsoever.

**WITNESS MY SIGNATURE**, this, the 11 day of August, 2008.

  
**DAVID S. ROUNSAVALL, Substituted Trustee**

**STATE OF MISSISSIPPI**

**COUNTY OF WASHINGTON**

**PERSONALLY APPEARED BEFORE ME** the undersigned authority in and for the jurisdiction

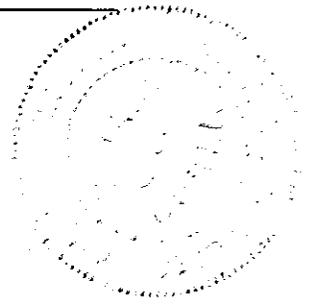
aforesaid the above named David S. Rounsavall, Substituted Trustee, who acknowledged to me that he signed and delivered the above and foregoing instrument on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 11 day of August, 2008.

*Kenna Box*  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

**MY COMMISSION EXPIRES SEPT. 26, 2010**



**GRANTOR'S ADDRESS:**

P. O. Box 1498  
Greenville, MS 38702-1498  
(662) 378-2171 | NA

**GRANTEE'S ADDRESS:**

Guaranty Bank & Trust Company  
536 Washington Avenue  
Greenville, MS 38701  
662-332-8991 | NA

**THIS SUBSTITUTED TRUSTEE'S DEED WAS PREPARED BY:**

**DAVID S. ROUNSAVALL, MSB #9022  
ROBERTSHAW, NOBLE, EVANS & ROUNSAVALL  
POST OFFICE BOX 1498  
GREENVILLE, MS 38702-1498  
(662) 378-2171**



# 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:

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**  
**WHEREAS**, **DAVID DENNIS** conveyed and delivered a certain Deed of Trust unto **Cherlene Smith, Trustee for Guaranty Bank & Trust Company, Beneficiary**, dated October 05, 2006, and recorded in Book 2591 at page 448 in the land records on file in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

**WHEREAS**, on the 11th day of January 2008, Guaranty Bank & Trust Company, appointed **David S. Rounsavall** Substituted Trustee, which instrument is recorded in Book 2843 at page 827 of the land records of the Chancery Clerk of DeSoto County, Mississippi; and

**WHEREAS**, default having been made in the payment of the indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust having declared all of the amount due and having requested this sale for the purpose of paying said indebtedness, or as much thereof as may be due;

**NOTICE** is hereby given that the undersigned Trustee, will on the 31st day of August, 2008, between the lawful hours, being between the hours of 11:00 a.m. and 4:00 p.m., offer for sale and sell and at public outcry to the highest bidder for cash, at the front steps of the DeSoto County Courthouse in the City of Hernando, County of DeSoto, State of Mississippi, the following described real property, to-wit:

Lot 228, The Lakes of Delta Bluffs, Phase VIII, Area L, in Section 26, Township 1 South, Range 8 West, as per plat thereof recorded in Plat Book 90, Pages 41 & 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The real property to be conveyed is conveyed to the undersigned **WALLS, JR. & SONS, INC.** together with all improvements thereon, and all other interests therein.

I will accept said sale, to be vested in me as Substituted Trustee.

**WITNESS MY SIGNATURE** on this, the 2nd day of July, A.D., 2008.

/s/ David S. Rounsavall  
**DAVID S. ROUNSAVALL**  
 Substituted Trustee  
 PUBLISHED:  
 July 17, July 24, July 31, and  
 August 07, 2008

- Volume No. 113 on the 17 day of July, 2008
- Volume No. 113 on the 24 day of July, 2008
- Volume No. 113 on the 31 day of July, 2008
- Volume No. 113 on the 7 day of Aug., 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

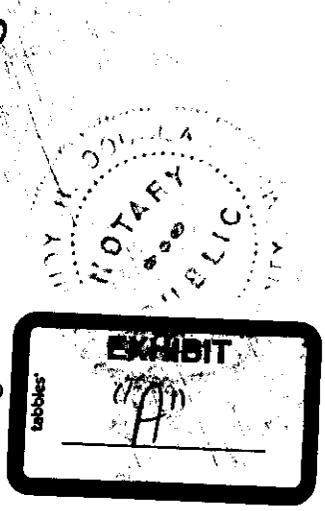
*Diane Smith*

Sworn to and subscribed before me, this 7 day of Aug., 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 358 words @ .12 \$ 42.96  
 B. 3 subsequent insertions of 1074 words @ .10 \$ 107.40  
 C. Making proof of publication and depositing to same \$ 3.00  
**TOTAL PUBLISHER'S FEE: \$ 153.36**



her Street - On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229

7/07/08 2:38:41  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

**WHEREAS, DAVID DENNIS** executed and delivered a certain Deed of Trust unto Charlene Griffin, Trustee for Guaranty Bank & Trust Company, Beneficiary, dated October 05, 2006, and recorded in Book 2591 at page 448 in the land records on file in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

**WHEREAS**, on the 11<sup>th</sup> day of January, 2008, Guaranty Bank & Trust Company, appointed David S. Rounsavall Substituted Trustee, which instrument is recorded in Book 2843 at page 627 of the land records of the Chancery Clerk of DeSoto County, Mississippi; and

**WHEREAS**, default having been made in the payment of the indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust having declared all of the amount due and having requested this sale for the purpose of paying said indebtedness or as much thereof as said sale brings;

**NOW THEREFORE**, I, David S. Rounsavall, Substituted Trustee, will on the 8<sup>th</sup> day of August, 2008, within lawful hours, being between the hours of 11:00 a.m. and 4:00 p.m., offer for sale and will sell at public outcry to the highest bidder for cash, at the front steps of the DeSoto County Courthouse in the City of Hernando, County of DeSoto, State of Mississippi, the following described real property, situate and being in the County of DeSoto, State of Mississippi, and being more particularly described as follows:

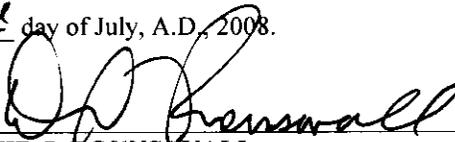
**Lot 223, The Lakes of Delta Bluffs, Phase VIII, Area L, in Section 26, Township 1 South, Range 9 West, as per plat thereof recorded in Plat Book 90, Pages 41 & 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**The real property or its address is commonly known as 7286 SOARING OAKS DRIVE, WALLS, MS 38680.**

together with all improvements thereon and appurtenances thereunto belonging.

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

**WITNESS MY SIGNATURE** on this, the 2<sup>nd</sup> day of July, A.D., 2008.



**DAVID S. ROUNSAVALL**  
Substituted Trustee

**PUBLISH:**

July 17, July 24, July 31, and August 07, 2008

I, W. E. (Sluggo) Davis, attached the foregoing Substituted Trustee's Notice of Sale on the Courthouse bulletin board, this the \_\_\_\_ day of July, 2008.

**W. E. (SLUGGO) DAVIS, CHANCERY CLERK**

BY: \_\_\_\_\_ D.C.

8-8-08

