

Prepared by:
USDA, Rural Development
1260 Hwy. 51 South
Hernando, MS 38629-8687
Return to:
Grantee

3/31/09 3:03:29
BK 605 PG 652
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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:

<u>GRANTORS</u>	<u>DATE EXECUTED</u>	<u>TRUST DEED BOOK</u>	<u>PAGE</u>
Donald E. McCarty, Jr.	January 14, 1994	684	501

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-Tribune, a newspaper published in the City of Hernando, said County and State, and on March 5, 2009, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on March 30, 2009, 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 5, March 12, March 19, and March 26, 2009.

And said lands having been sold by said Substitute Trustee on March 30, 2009, 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 Marcus S. DuBois or Michele L. Dubois, having been the highest bidder therefore and having bid the sum of Thirty-three thousand and no/100 Dollars (\$*33,000.00*), the said Marcus S. Dubois or Michele L. Dubois was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Johnny M. Shell, as Substitute Trustee, do hereby convey and sell to the said Marcus S. Dubois or Michelle L. Dubois, the following described land situated in Desoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Grantee

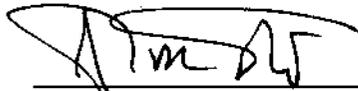
5

Lot 425, Section E, TWIN LAKES SUBDIVISION, located in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, recorded in Plat Book 12, Pages 18-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

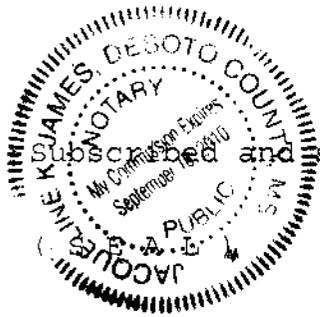
AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DESOTO)

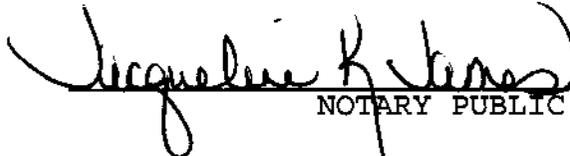
Johnny M. Shell, being first duly sworn on oath, deposes and says that on March 5, 2009, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed 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 March 30, 2009, 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 Marcus S. Dubois or Michele L. Dubois for the sum of \$33,000.00, 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.



Johnny M. Shell



Subscribed and sworn to before me this 30th day of March, 2009.



NOTARY PUBLIC

My Commission Expires:

September 18, 2010

DESOTO TIMES-TRIBUNE

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-Tribune, 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, by and through the Secretary of the Interior, has caused to be deposited in the office of the Clerk of DeSoto County, Mississippi, a certain...
I, the undersigned, Clerk of DeSoto County, Mississippi, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on the records of the County Clerk's office.
Witness my hand and the seal of said County at Hernando, Mississippi, this 26th day of March, 2009.

- Volume No. 114 on the 5 day of Mar., 2009
- Volume No. 114 on the 12 day of Mar., 2009
- Volume No. 114 on the 19 day of Mar., 2009
- Volume No. 114 on the 26 day of Mar., 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 26 day of Mar., 2009

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 18, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 352 words @ .12 \$ 42.24
 B. 3 subsequent insertions of 1056 words @ .10 \$ 105.60
 C. Making proof of publication and depositing to same \$ 3.00
 TOTAL PUBLISHER'S FEE: \$ 150.84

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