
Prepared by: Curtis B. Breland, USDA Rural Development, 3260 Hwy. 51 South,
Hernando, MS 38632; 662-429-8687

Return to: Grantee

Document Title: Substituted Trustee's Deed

Grantee: Hiram Agner, 5330 Hwy. 305, Horn Lake, MS 38637
901-359-3800/ 901-359-3808

Grantor: USDA Rural Development/ Johnny M. Shell, Substitute Trustee, 175
Broome Ridge Rd, Ste C, Batesville, MS 38606 662-578-7008

Indexing instructions: Lot 491, Section E, Lake Forest S/D; Sec. 25, T 1 South,
R 9 West, Desoto County, MS PB 40 PG 5

 Return to:
First National Title, LLC
6890 Cobblestone Blvd, Suite 2
Southaven, MS 38672
(662) 892-6536
File#

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 |
|-------------|--------------------|--------------------|------|
| JoAnn Brown | September 12, 2002 | 1561 | 630 |

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 November 12, 2009, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on December 7, 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 November 12, November 19, November 26, and December 3, 2009.

And said lands having been sold by said Substitute Trustee on December 7, 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 Hiram Agner, 5330 Hwy. 301, Horn Lake, MS 38637, having been the highest bidder therefore and having bid the sum of Fifty-eight thousand and no/100 Dollars (\$58,000.00), the said Hiram Agner, 5330 Hwy. 301, Horn Lake, MS 38637 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 **Hiram Agner, 5330 Hwy. 301, Horn Lake, MS 38637**, 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, **Johnny M. Shell**, 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 7th day of **December, 2009**.



Johnny M. Shell
Substitute Trustee
Duly authorized to act in the premises by instrument dated **June 9, 2008**, and recorded in **Book G-1, Page 38**, of the records of the aforesaid County and State.

Lot 491, Section E, Lake Forest Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 40, Page 5, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
)SS:
COUNTY OF PANOLA)

Personally appeared before me, **Patty B. Tutor**, a notary public in and for the County and State aforesaid **Johnny M. Shell**, 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 7thday of **December**, 2009.



My Commission Expires:

July 18, 2013

Patty B. Tutor
NOTARY PUBLIC

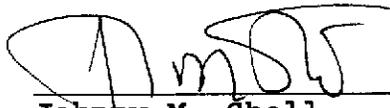
Grantor: **Johnny M. Shell**, Substitute Trustee for the United States of America; 175 Broome Ridge Road, Suite C; Batesville, Mississippi 38606; telephone: (662) 578-7008.

Grantee:
Hiram Agner, 5330 Hwy. 301, Horn Lake, MS 38637
901-359-3800 or 901-359-3808

AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
COUNTY OF PANOLA)

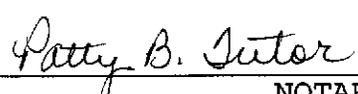
Johnny M. Shell, being first duly sworn on oath, deposes and says that on **November 12, 2009**, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in **Hernando**, Mississippi; that further, he was authorized 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 **December 7, 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 Hiram Agner for the sum of **\$58,000.00**, 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 **7TH** day of **December**, **2009**.





NOTARY PUBLIC

My Commission Expires:
July 18, 2013