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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**A** PREPARED BY AND RETURN TO:  
PROFESSIONAL SERVICES  
P. O. BOX 130  
POTTS CAMP, MS 38659  
662-333-9009

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**TRUSTEE'S DEED**

**INDEXING: LOT 26, SECTION B, SHAMROCK SUBDIVISION, IN SECTION 16,  
TOWNSHIP 2 SOUTH, RANGE 5 WEST; DESOTO COUNTY,  
MISSISSIPPI, AS PER PLAT OF RECORD IN PLAT BOOK 13, PAGES  
26-30, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO  
COUNTY, MISSISSIPPI.**

**GRANTOR: JENNIFER L. SHACKELFORD, TRUSTEE  
P. O. BOX 130  
POTTS CAMP, MS 38659  
662-333-9009**

**GRANTEE: CITIZENS BANK  
P. O. BOX 667  
BYHALIA, MS 38611  
662-838-2146**

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 THIS INSTRUMENT WAS PREPARED BY  
PROFESSIONAL SERVICES  
POST OFFICE BOX 130  
POTTS CAMP, MS 38659  
TELEPHONE NO. 662-333-9009

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**TRUSTEE'S DEED**

**WHEREAS**, on the 29<sup>th</sup> day of June, 2006, **STEPHANIE MILLS JEANS and ANTHONY STEVEN JEANS**, executed and delivered a land deed of trust to Jennifer L. Shackelford, Trustee for the benefit of **CITIZENS BANK, MAIN BRANCH**, Beneficiary, which is recorded in Trust Deed Book 2,508 at page 1, in the office of the Chancery Clerk of Desoto County, Mississippi; and

**WHEREAS**, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, **CITIZENS BANK, MAIN BRANCH** having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale;

**WHEREAS**, the undersigned, **JENNIFER L. SHACKELFORD**, after posting and publication of the Notice of Sale as required by the terms of said deed of trust and the laws of the

State of Mississippi within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.) on the 9th day of March, 2011, at public outcry offered the hereinafter described property for sale at the East Front Door of the County Courthouse at Hernando, Desoto County, Mississippi; and

**WHEREAS, AT SUCH SALE, CITIZENS BANK, MAIN BRANCH, BYHALIA, MS** bid the sum of \$28,815.62 and said bid was the highest bid --

**NOW, THEREFORE, I, JENNIFER L. SHACKELFORD, Trustee, of P. O. Box 130, Potts Camp, Mississippi, 38659, telephone no. 662-333-9009, in consideration of the sum of \$28,815.62 do hereby sell and convey unto: CITIZENS BANK, P. O. BOX 667, BYHALIA, MS 38611 the following described land and property, to-wit:**

**LOT 26, SECTION B, SHAMROCK SUBDIVISION, IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 5 WEST; DESOTO COUNTY, MISSISSIPPI, AS PER PLAT OF RECORD IN PLAT BOOK 13, PAGES 26-30, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.**

**SOURCE DEED: This is the same land and property as conveyed to Anthony S. Jeans and wife, Stephanie M. Jeans by Warranty Deed from Dennis Mills and Patricia Drake, dated June 30, 2006, and recorded in Land Deed Book 533 at page 44 in the office of the Chancery Clerk of Desoto County, Mississippi.**

**SUBJECT TO: Rights of way and easements for public road and utilities.**

**SUBJECT TO: Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the subdivision regulations and zoning ordinances adopted by ordinances of the Board of Supervisors of Desoto County, Mississippi, none of which render title unmarketable.**

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

WITNESS MY SIGNATURE, this the 11<sup>th</sup> day of March, 2011.

  
JENNIFER L. SHACKELFORD, TRUSTEE

STATE OF MISSISSIPPI  
COUNTY OF MARSHALL

Personally appeared before me, the undersigned authority in and for the County and State aforesaid the within named, **Jennifer L. Shackelford, Trustee**, who acknowledged that she signed and delivered the above and foregoing Trustee's Deed on the day and year therein mentioned pursuant to the authority conferred upon her.

GIVEN UNDER MY HAND AND SEAL, this the 11<sup>th</sup> day of March, 2011.

  
\_\_\_\_\_  
NOTARY PUBLIC

(SEAL)

My Commission Expires:



# 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:

### TRUSTEE'S NOTICE OF SALE

WHEREAS, on the 29th day of June, 2008, Stephanie Mills Jeans and Anthony Steven Jeans executed and delivered a Deed of Trust to Jennifer L. Shackelford, Trustee, for the benefit of Citizens Bank, Main Branch, which is recorded in Trust Deed Book 2,508, Page 1, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, Citizens Bank, Main Branch, having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale;

NOW, THEREFORE, I, JENNIFER L. SHACKELFORD, as Trustee in said deed of trust will on the 9th day of March, 2011, offer for sale at public outcry for cash to the highest bidder, and sell within legal hours (being between the hours of 11:00 A.M. AND 4:00 P.M.) at the East front door of the County Courthouse at Hernando, DeSoto County, Mississippi, the following described property situated in DeSoto County, Mississippi, described as:

LOT 26, SECTION B, SHAMROCK SUBDIVISION, IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT OF RECORD IN PLAT BOOK 13, PAGES 26-30, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

- Volume No. 116 on the 15 day of Feb., 2011
- Volume No. 116 on the 22 day of Feb., 2011
- Volume No. 116 on the 1 day of Mar., 2011
- Volume No. 116 on the 8 day of Mar., 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

*Diane Smith*

At the time of this publication, a search of the public records reveals no tax liens filed by the United States or the State of Mississippi. The sale of the property described in said Deed of Trust shall be subject to any and all instrument of record, prior liens, encumbrances, deeds of trust, easements, restrictions, building liens, unpaid taxes, assessments, penalties, and interest, if any. The title is believed to be good, but the Trustee will convey and sell only such title as is vested in her as Trustee.

The right is reserved to adjourn the day of the sale to another day or time certain without further publication, upon announced at the time for the above.

WITNESS MY SIGNATURE this the 11th day of February, 2011.  
/s/ Jennifer L. Shackelford  
JENNIFER L. SHACKELFORD, TRUSTEE  
February 15, 22, March 1 & 8, 2011.

Sworn to and subscribed before me, this 8 day of Mar., 2011

BY *Judy Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 411 words @ .12 \$ 49.32  
 B. 3 subsequent insertions of 1233 words @ .10 \$ 123.30  
 C. Making proof of publication and depositing to same \$ 3.00  
 TOTAL PUBLISHER'S FEE: \$ 175.62