

**SUBSTITUTE TRUSTEE'S DEED**

WILLIAM B. PALMERTREE, SUBSTITUTE TRUSTEE, GRANTOR  
2446 Caffey Street, Suite 1A, Hernando, MS 38632  
662-429-9302 662-429-9471

TO

DESOTO COUNTY BANK, GRANTEE  
6040 Highway 51 North, Horn Lake, MS 38637  
662-332-3277 662-996-1331

**Indexing Instructions: A 1.9351 acre lot lying in the Northwest Quarter, as part of the McIngvale Tract in Part of Section 20, Township 3 South, Range 7 West in DeSoto County, Mississippi.**

WHEREAS, on the 15th day of February, 2008, Floyd W. Steadman and spouse Karon E. Steadman, executed a Deed of Trust to Ken C. McNeil, as Trustee for the benefit of DeSoto County Bank which Deed of Trust is recorded in Trust Deed Book 2858, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, the aforesaid DeSoto County Bank appointed William B. Palmertree Substitute Trustee on the 4th day of February, 2011 by instrument recorded in Trust Deed Book 3272, Page 652 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, default was 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 and conditions of said Deed of Trust and the holder of said indebtedness having requested the undersigned

**PREPARED BY & RETURN TO:**  
William B. Palmertree, MSB No. 101835  
Graves & Palmertree, PLLC  
2446 Caffey Street, Suite 1A, Hernando, MS 38632  
662-429-9302

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Substitute Trustee to execute the Trust and sell said land in accordance with the terms and conditions of said Deed of Trust.

THEREFORE, in consideration of the premises, I did, pursuant to said request, on the 25th day of March, 2011, within legal hours at the East Front Door of the County Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at public outcry to DeSoto County Bank, being the highest and best bidder for cash, at and for the sum of two hundred eighty thousand and no/100 dollars (\$280,000.00) the land mentioned in said Deed of Trust lying and being situated in DeSoto County, Mississippi, described more particularly as follows:

**A 1.9351 acre lot lying in the Northwest Quarter, as part of the McIngvale Tract in Part of Section 20, Township 3 South, Range 7 West in DeSoto County, Mississippi.**

**Commencing at the Southwest Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi; thence East 40.0 feet along said Quarter Section to a point in the West line of the Mississippi Highway Department Tract and in the East R.O.W. of McIngvale Road; thence North 03 degrees 06 minutes East 340.8 feet along said West line of said Highway Department Tract to a point; thence North 0 degrees 49 minutes East 765.9 feet along said West line to a concrete R.O.W. marker; thence North 00 degrees 28 minutes East 469. 2 feet along the East R.O.W. of said McIngvale Road to a 3 inch metal fence post, said point being the Point of Beginning of the 1.9351 acre tract herein described; thence North 03 degrees 06 minutes West 517.78 feet along the East line of McIngvale Road to a point; thence North 03 degrees 24 minutes West 76.83 feet to a point; thence North 71 degrees 30 minutes East 60.0 feet to a point on the West R.O.W. line of I-55 Highway; thence South 18 degrees 30 minutes East along said I-55 Highway West 607.15 feet to a 3/8 inch rebar set; thence South 80 degrees 10 minutes West 241.1 feet to the Point of Beginning and containing 1.9351 acres. Lying in the Northwest Quarter (1/4).**

The time, terms and conditions and place of sale were duly advertised for four (4) consecutive weeks immediately preceding the sale by publication in the *DeSoto Times Tribune*, a newspaper published and having a general circulation in DeSoto County, with Proof of said Publication being attached hereto and made a part hereof and by posting a Notice of said sale on the bulletin board of the Courthouse in said County on the 1st day of March, 2011, said Notice remaining on said bulletin board until the date of the sale.

THEREFORE, in consideration of the premises and the payment to the Substitute Trustee of the sum of two hundred eighty thousand and no/100 dollars (\$280,000.00) by DeSoto County Bank, I,

**PREPARED BY & RETURN TO:**

William B. Palmertree, MSB No. 101835  
Graves & Palmertree, PLLC  
2446 Caffey Street, Suite 1A, Hernando, MS 38632  
662-429-9302

William B. Palmertree, Substitute Trustee, do hereby sell and convey to said DeSoto County Bank the land hereinabove mentioned, conveying only such title as is vested in me as Substitute Trustee.

WITNESS my signature this 25<sup>th</sup> day of March, 2011.

W.B. Ret

William B. Palmertree, Substitute Trustee

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named William B. Palmertree, Substitute Trustee, who acknowledged signing and delivering the above and foregoing Substitute Trustee's Deed on the day and date therein mentioned as a free and voluntary act and deed and for the purpose therein expressed.

GIVEN under my hand and official seal of office this the 25<sup>th</sup> day of March, 2011.

Shannon R. Caver  
Notary Public



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned Notary Public in and for the state and county aforesaid, the undersigned Trustee who after being first duly sworn stated upon oath the following:

I do not have a financial or beneficial interest, either direct or indirect in the outcome of the sale or the beneficiary of the Deed of Trust described above.

W.B. Ret

William B. Palmertree, Substitute Trustee

Sworn to and subscribed before me this the 25<sup>th</sup> day of March, 2011.

Shannon R. Caver  
Notary Public



**PREPARED BY & RETURN TO:**  
William B. Palmertree, MSB No. 101835  
Graves & Palmertree, PLLC  
2446 Caffey Street, Suite 1A, Hernando, MS 38632  
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# 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 SUBSTITUTED TRUSTEE'S SALE

WHEREAS, on the 15th day of February, 2008, Floyd W. Steadman and spouse Karon E. Steadman, executed a Deed of Trust to Ken C. McNeil, as Trustee for the benefit of DeSoto County Bank which Deed of Trust is recorded in Trust Deed Book 2858, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, DeSoto County Bank subsequently appointed William B. Palmertree as Substituted Trustee on the 4th day of February, 2011, by instrument recorded in Real Estate Deed of Trust Book 3272, Page 652, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and

WHEREAS, DeSoto County Bank has 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 holder of said indebtedness having requested the undersigned Substituted Trustee to execute the trust and sell said land in accordance with the terms and conditions of said Deed of Trust,

NOW, THEREFORE, I, William B. Palmertree, Substituted Trustee, under the terms and provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will on the 25th day of March, 2011, offer for sale at public outcry and sell within legal hours at the East Front door of the County Courthouse in Hernando, DeSoto County, Mississippi, to the highest and best bidder for cash, the lands lying and being situated in DeSoto County, Mississippi, described more particularly as follows, to-wit:

A 1.9351-acre lot lying in the Northwest Quarter, as part of the McIngvale Tract in Part of Section 20, Township 3 South, Range 7 West, in DeSoto County, Mississippi.

Commencing at the Southwest Corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi; thence East 40.0 feet along said Quarter Section to a point in the West line of the Mississippi Highway Department Tract and in the East R.O.W. of McIngvale Road; thence North 03 degrees 06 minutes East 340.8 feet along said West line of said Highway Department Tract to a point; thence North 0 degrees 49 minutes East 785.9 feet along said West line to a concrete R.O.W. marker; thence North 00 degrees 28 minutes East 489.2 feet along the East R.O.W. of said McIngvale Road to a 3 inch metal fence post; said point being the Point of Beginning of the 1.9351 acre tract herein described; thence North 03 degrees 06 minutes West 517.78 feet along the East line of McIngvale Road to a point; thence North 03 degrees 24 minutes West 78.83 feet to a point; thence North 71 degrees 30 minutes East 60.0 feet to a point on the West R.O.W. line of I-55 Highway; thence South 18 degrees 30 minutes East along said I-55 Highway West 607.15 feet to a 3/8 inch rebar set; thence South 80 degrees 10 minutes West 241.1 feet to the Point of Beginning and containing 1.9351 acres. Lying in the Northwest Quarter (1/4).

I will sell and convey only such interest as is vested in me as Substituted Trustee.

WITNESS my signature this 1st day of March, 2011.

/s/William B. Palmertree  
WILLIAM B. PALMERTREE,  
SUBSTITUTED TRUSTEE

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Volume No. 116 on the 10 day of Mar., 2011

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Volume No. 116 on the 24 day of Mar., 2011

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

*Diane Smith*

Sworn to and subscribed before me, this 24 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



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