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DK W BK 662 PG 783  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

| Prepared by and Return to:  | Grantors Address:  | Grantees Address:   |
|---|--|---|
| Austin Law Firm, P.A.<br>6928 Cobblestone Drive, Suite 100<br>Southaven, MS 38672<br>662-890-7575<br>MS Bar No. 99235 | 6928 Cobblestone Dr., Ste. 100<br>Southaven, MS 38672<br>Work: 662-890-7575<br>Home: N/A | Post Office 270<br>Amory, MS 38821<br>Work: (662) 349-4200<br>Home: N/A |
| File No.:110063   |  |   |

**INDEXING INSTRUCTIONS:** Lot 6, Stewartshire Subdivision, Section "A", located in Section 19, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 102, Pages 46-47, in the office of the Chancery Clerk of DeSoto County, Mississippi.

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on May 28, 2009, William T. Parker, Jr., executed a deed of trust to Thomas J. King, Trustee for the benefit of Community Bank, North Mississippi, which deed of trust is recorded in Deed of Trust Book 3038 at page 357, and modified in Deed of Trust Book 3180 at page 738, all in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid, Community Bank, North Mississippi, the holder of said deed of trust and the note secured thereby, substituted Mary Austin Monteith, as Trustee therein, as authorized by the terms thereof, by instrument dated February 25, 2011 and recorded in the office of the aforesaid Chancery Clerk in Book 3279 at Page 214; 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, Community Bank, North Mississippi, having requested the undersigned Substituted 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, Substituted Trustee's fees and expense of sale;

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in the DeSoto Times-Tribune, a newspaper published in the County of DeSoto, State of Mississippi, on the following dates, to-wit: July 19<sup>th</sup>, July 26<sup>th</sup>, August 2<sup>nd</sup>, and August 9<sup>th</sup>, 2011 which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on July 14, 2011, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 10<sup>th</sup> day of August, 2011, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

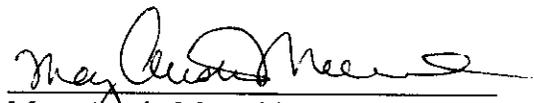
**Lot 6, Stewartshire Subdivision, Section "A", located in Section 19, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 102, Pages 46-47, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

WHEREAS, the undersigned Substitute Trustee offered the above described property

for sale at public outcry as set forth above, and there appeared at said sale an agent for **Community Bank, North Mississippi** bidding the sum of \$165,000.00 for all of the above-described property and said property was struck off to **Community Bank, North Mississippi**, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of \$165,000.00, cash in hand paid, the receipt of which is hereby acknowledged, Mary Austin Monteith, Substitute Trustee, does hereby sell and convey to **Community Bank, North Mississippi**, all of the above-described property, conveying only such title as is vested in her as Substitute Trustee.

WITNESS MY SIGNATURE on this the 10<sup>th</sup> day of August, 2011.

  
\_\_\_\_\_  
Mary Austin Monteith  
SUBSTITUTE TRUSTEE

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Mary Austin Monteith, Substitute Trustee in the above and foregoing instrument of writing, who acknowledged to me that she, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 10<sup>th</sup> day of August, 2011.

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

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:

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on May 28, 2009, William T. Parker, Jr., executed a deed of trust to Thomas J. King, Trustee for the benefit of Community Bank, North Mississippi, which deed of trust is recorded in Deed of Trust Book 3038 at Page 357, and modified in Deed of Trust Book 3180 at Page 738, all in the office the Chancery Clerk of the County of DeSoto, State of Mississippi; and WHEREAS, the aforesaid, Community Bank, North Mississippi, the holder of said deed of trust and the note secured thereby, substituted Mary Austin Monteith, as Trustee therein; as authorized by the terms thereof, by instrument dated February 25, 2011 and recorded in the office of the aforesaid Chancery Clerk in Book 3279 at Page 214; 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, Community Bank, North Mississippi, having requested the undersigned Substituted 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, Substituted Trustee's fees and expense of sale;

NOW, THEREFORE, I, Mary Austin Monteith, Substituted Trustee in said deed of trust, will on the 10th day of August, 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 in Hernando, County of DeSoto, State of Mississippi, the following described property situated in the County of DeSoto, State of Mississippi, to-wit:

- Volume No. 116 on the 19 day of July, 2011
- Volume No. 116 on the 26 day of July, 2011
- Volume No. 116 on the 2 day of Aug., 2011
- Volume No. 116 on the 9 day of Aug., 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

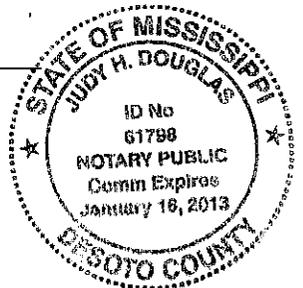
Lot 6, Stewartshire Subdivision, Section "A", located in Section 19, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 102, Pages 46-47, in the office of the Chancery Clerk of DeSoto County, Mississippi.  
I WILL CONVEY only such title as is vested in me as Substituted Trustee.  
WITNESS MY SIGNATURE, this the 12th day of July, 2011.  
/s/ Mary Austin Monteith  
SUBSTITUTED TRUSTEE  
Mary Austin Monteith  
Austin Law Firm, P.A.  
6928 Cobblestone Drive, Suite 100  
Southaven, MS 38672  
Phone: 662-890-7575  
Fax: 662-890-7576  
E-mail: mary@austinlawfirm.ms  
PUBLISH: July 19th, 26th, August 2nd, and August 9th, 2011.

*Diane Smith*

Sworn to and subscribed before me, this 9 day of Aug., 2011

BY *Judith Deneff*

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



A. Single first insertion of 405 words @ .12 \$ 48.60  
 B. 3 subsequent insertions of 1215 words @ .10 \$ 121.50  
 C. Making proof of publication and deposing to same \$ 3.00  
 TOTAL PUBLISHER'S FEE: \$ 173.10

145 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229