

This instrument prepared by and return to:
Eric L. Sappenfield, PLLC, Attorney at Law
MS Bar #6468
6858 Swinnea Road
#5 Rutland Place
Southaven, MS 38671
662-349-3436
foreclosures/10529.1

GRANTOR'S ADDRESS:
6858 Swinnea Road
5 Rutland Place,
Southaven, MS 38671

wk: 662-349-3436
hm: n/a

GRANTEE'S ADDRESS
1778 September Avenue
Memphis, TN 38116

wk: 901-345-6600
hm: n/a

INDEXING INSTRUCTIONS:

Lot 9, Section A, Sheltowee West Subdivision, in Section 33, Township 3 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 50, Page 10, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

STATE OF MISSISSIPPI

COUNTY OF DESOTO

TRUSTEE'S DEED

WHEREAS, on February 10, 2004, TONY M. PANNELL AND WIFE, JACQUELINE C.

PANNELL, executed a certain Deed of Trust to ERIC L. SAPPENFIELD, TRUSTEE for the benefit of

OMEGA PROPERTIES, INC., which Deed of Trust is recorded in the Office of the Chancery Clerk of DeSoto County, Mississippi in Book 1926, Page 41; 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, OMEGA PROPERTIES, INC., the legal holder of said indebtedness, 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 and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

WHEREAS, the undersigned Substituted Trustee in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi did advertise said sale in THE DESOTO TIMES, a newspaper published and generally circulated in DeSoto County, Mississippi, for four consecutive weeks preceding the date of the sale. The first notice publication appeared September 1, 2009 and subsequent notices appeared on September 22, 2011, September 29, 2011, October 6, 2011 and October 13, 2011. Proof of publication is attached hereto and incorporated herein by reference as Exhibit "A".

WHEREAS, on October 14, 2011, at the East Door of the County Courthouse of DeSoto County, Hernando, Mississippi, commencing at 11:00 A.M., I the undersigned Trustee did offer for sale and sell said property for cash to the highest bidder the following described property, lying and being situated in DeSoto County, Mississippi, to wit:

Lot 9, Section A, Sheltowee West Subdivision, in Section 33, Township 3 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 50, Page 10, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The undersigned Substituted Trustee offered said property for sale at public outcry as set forth above and there appeared OMEGA PROPERTIES, INC., who bid the amount of \$120,000.00, and this being the highest and best bid, said OMEGA PROPERTIES, INC., was declared the successful bidder and the same was then and there struck off to said OMEGA PROPERTIES, INC.

NOW THEREFORE, in consideration of the premises and in consideration of the price and sum of \$120,000.00, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Trustee, do hereby sell and convey unto OMEGA PROPERTIES, INC., the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Trustee and make no representation as to any warranty of title.

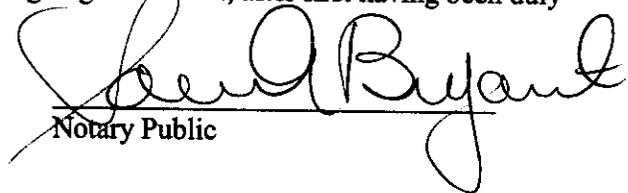
WITNESS MY SIGNATURE this the 14th day of October, 2011.



Eric L. Sappenfield
Trustee

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for the said county, and state, on this 14th day of October, 2011, within my jurisdiction, the within named ERIC L. SAPPENFIELD, who acknowledged that he is Trustee of OMEGA PROPERTIES, INC., and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.


Notary Public

My Commission Expires:
06-21-2015



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 February 10, 2004, TONY M. PANNELL AND WIFE, JACQUELINE C. PANNELL executed a certain Deed of Trust to ERIC L. SAPPENFIELD, TRUSTEE for the benefit of OMEGA PROPERTIES, INC., which Deed of Trust is of record in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Book 1828, Page 41.

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, OMEGA PROPERTIES, INC., the legal holder of said indebtedness, 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 and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale.

NOW, THEREFORE, I, ERIC L. SAPPENFIELD, TRUSTEE, under the provisions of and by virtue of the authority conferred upon me in the same Deed of Trust, will on the 14th day of October, 2011, commencing at 11:00 o'clock a.m., at the East Door of the County Courthouse of DeSoto County in Hernando, Mississippi, offer for sale and sell said property for cash to the highest bidder, the following described property lying and being situated in DeSoto County, Mississippi:

Lot 9, Section A, Shallowee West Subdivision, in Section 33, Township 3 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 50, Page 10, in the Office of the Chancery Clerk of DeSoto County, Mississippi

- Volume No. 116 on the 22 day of Sept., 2011
- Volume No. 116 on the 29 day of Sept., 2011
- Volume No. 116 on the 6 day of Oct., 2011
- Volume No. 116 on the 13 day of Oct., 2011
- Volume No. _____ on the _____ day of _____, 2011
- Volume No. _____ on the _____ day of _____, 2011

The undersigned Trustee will convey only such title as is vested in him by virtue of the above described Deed of Trust.
WITNESS MY SIGNATURE this 15th day of September, 2011.
/s/ Eric L. Sappenfield
Eric L. Sappenfield (MS Bar No. 6468)
Trustee
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
662-349-3436
Publication Dates:
September 22, 2011, September 29, 2011, October 6, 2011, October 13, 2011

Diane Smith

Sworn to and subscribed before me, this 19 day of Oct., 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 337 words @ .12 \$ 40.44
 - B. _____ subsequent insertions of 1011 words @ .10 \$ 101.10
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 144.54