

TRUSTEE'S DEED

✓ Prepared By and Return to: Leon E. Hannaford, Jr. Bar #3049, Lamar, & Hannaford, P.A., 214 South Ward Street, Senatobia, Mississippi 38668, Phone: 662-562-6537

Grantor: Leon E. Hannaford, Jr. 214 S. Ward Street, Senatobia, MS 38668;
PHONE: 662-562-6537 NA
Grantee: 4413 Highway 51 South, Senatobia, MS 38668 PHONE: 662-562-5238 NA

INDEXING INSTRUCTIONS: Lot 46 Acree Place Subdivision Section 18, Township 3 South, Range 7 West, Desoto County, Mississippi P 8 PG 35-36

WHEREAS, on the 7th day of September, 2001, Danny Carmon and wife

Suzanne Carmon, executed a Deed of Trust to Leon E. Hannaford, Jr., Trustee for the use and benefit of Dennis Paulk and Janie Paulk, beneficiary, which Deed of Trust is on file and of record in the office of the Chancery Clerk of Tate County, Mississippi, in Deed of Trust Book 1380 at Page 257, thereof; 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, Dennis Paulk and Janie Paulk, the legal holders of said indebtedness, 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 and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

WHEREAS, Leon E. Hannaford, Jr. the undersigned Trustee in accordance with the terms of the Deed of Trust and laws of the State of Mississippi did advertise said sale in The

Desoto Times-Tribune, a newspaper published in the City of Hernando, County of Desoto, State of Mississippi, on the following dates, to-wit: March 22, 2012, March 29, 2012, April 5, 2012, and April 12, 2012, which is more fully shown by the original Proof of Publication, which is attached hereto as Exhibit "A" and is made a part hereof as if copied in full herein; and by posting on the 22nd day of March, 2012, a copy of said Notice on the Bulletin Board of the Courthouse of the Desoto County, State of Mississippi, and

WHEREAS, on the 13th day of April, 2012, at the East front door of the County Courthouse of the Desoto County, in the City of Hernando, State of Mississippi, between the hours of 11:00 a.m. and 4:00 p.m., I, the undersigned 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 the Tate County, State of Mississippi, to-wit:

Lot 46, Acree Place Subdivision, in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8 at Pages 35-36, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The undersigned Trustee offered the aforesaid property for sale at public outcry as set forth above, and there appeared at said sale, Dennis Paulk and Janie Paulk, bidding the sum of Seventy Three thousand five hundred twelve and 76/100 Dollars (\$73,512.76), for all of the above described property, and said property was struck off to Dennis Paulk and Janie Paulk, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of Seventy Three thousand Five Hundred twelve and 76/100 Dollars (\$73,512.76), cash in hand paid,

the receipt of which is hereby acknowledged, I do hereby sell and convey to DENNIS PAULK AND JANIE PAULK, as joint tenants with full rights of survivorship and not as tenants in common all of the above described property, conveying only such title as is vested in me as Trustee.

WITNESS MY SIGNATURE, this the 13th day of April, 2012.



LEON E. HANNAFORD, JR.
TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF TATE

Personally came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Leon E. Hannaford, Jr., Trustee in the above and foregoing instrument of writing, who acknowledged that he as Trustee, signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 13th day of April, 2012.



(SEAL)

My Commission Expires

Amy Gordon

NOTARY PUBLIC

AFFP

NOS: Carmon

Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI } SS
COUNTY OF DESOTO }

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

March 22, 2012, March 29, 2012, April 05, 2012, April 12, 2012

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Clerk

Subscribed to and sworn to me this 12th day of April 2012.

TRUSTEE'S NOTICE OF SALE

WHEREAS, on the 7th day of September, 2001, Danny Carmon and wife Suzanne Carmon, executed a Deed of Trust to Leon E. Hannaford, Jr., Trustee for the use and benefit of Dennis Paulk and Janie Paulk, beneficiary, which Deed of Trust is on file and of record in the office of the Chancery Clerk of Tate County, Mississippi, in Deed of Trust Book 1380 at Page 257, thereof; and

WHEREAS, default having been made in payment of the indebtedness secured by said Deed of Trust, and the owner and holder of said Deed of Trust having requested the undersigned to sell real property as provided by said deed of trust. NOW, THEREFORE, notice is hereby given that the undersigned will between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m. on Friday, the 13th day of April, 2012, at the east front door of the DeSoto County, Mississippi Courthouse in the City of Hernando, Mississippi, offer for sale and sell at public auction to the highest bidder for each the following described real property located and situated in DeSoto County, Mississippi, to-wit:

Lot 46, Acree Place Subdivision, in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8 at Pages 35-36, in the office of the Chancery Clerk of DeSoto County, Mississippi. The undersigned will convey such title as is vested in him as Trustee in said deed of trust.

This the 22nd day of March, 2012.

/s/ Leon E. Hannaford, Jr.

LEON E. HANNAFORD, JR.

Trustee

& Hannaford, P.A.

214 South Ward Street

Senatobia, MS 38668

Phone: (662) 562-6537

Dates of Publication: March 22, 2012 March 29, 2012 April 5, 2012 April 12, 2012


JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013



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Leon
Lamar & Hannaford
214 South Ward Street
Senatobia, MS 38668