

SUBSTITUTED TRUSTEE'S DEED

807
INDEXED

WHEREAS, Robert L. Ritchey and Rebecca M. Ritchey executed a Deed of Trust dated May 24, 1983, to David M. McMullan, Trustee, for the use and benefit of The Mississippi Bank which Deed of Trust is recorded in Book 515 at Page 281, in the office of the Chancery Clerk of Madison County, Mississippi.

WHEREAS, on May 11, 1984, The Mississippi Bank was adjudicated insolvent in Cause No. 124,527 upon the docket of the Chancery Court of the First Judicial District of Hinds County, Mississippi, and Federal Deposit Insurance Corporation was by decree of said Court on May 11, 1984, duly appointed and did accept appointment as Receiver for The Mississippi Bank;

WHEREAS, said Court on May 11, 1984, did authorize and approve the sale and transfer by Federal Deposit Insurance Corporation, as Receiver for The Mississippi Bank, to Federal Deposit Insurance Corporation, in its corporate capacity, of certain assets formerly held and owned by The Mississippi Bank, including said Deed of Trust and the promissory note secured thereby;

WHEREAS, said Federal Deposit Insurance Corporation, as Receiver for The Mississippi Bank, assigned said Deed of Trust and the promissory note secured thereby to Federal Deposit Insurance Corporation, in its corporate capacity, by assignment dated June 6, 1984, recorded in Book 536 at Page 602, in the office of the Chancery Clerk of Madison County, Mississippi;

WHEREAS, said Federal Deposit Insurance Corporation, in its corporate capacity, the legal holder and owner of said Deed of Trust and the promissory note secured thereby, appointed and substituted, pursuant to the terms of said Deed of Trust, R. L. Houston as Substituted Trustee therein by instrument dated March 20, A.D., 1986, recorded in Book 1 at Page 8, in the office of the Chancery Clerk of Madison 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 and owner of said Deed of Trust and the promissory note secured thereby, Federal Deposit Insurance Corporation, in its corporate capacity, having requested the undersigned Substituted Trustee to execute the trust and to sell the land and property described in said Deed of Trust 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, in strict accordance with said Deed of Trust and the law, did advertise said sale in the Madison County Herald, a newspaper published in the City of Canton, Madison County, Mississippi, on the following dates, to-wit: the 7th day of January 1988, the 14th day of January 1988, the 21st day of January 1988, and the 28th day of January 1988, which is more fully shown by the original proof of publication which is attached hereto as Exhibit "A" to this deed and made a part hereof, and by posting in strict accordance with said Deed of Trust and the law, on the bulletin board of the Madison County Courthouse at Canton, Mississippi, which is more fully shown by the notice of sale and attached affidavit, which is attached hereto as Exhibit "B" to this deed and made a part hereof;

WHEREAS, said notice of sale fixed the 29th day of January, 1988, as the date of sale, and the South front door of the Madison County Courthouse at Canton, Mississippi, as the place of sale, and during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., as the time of sale;

WHEREAS, on the date aforesaid, at the place aforesaid, within legal hours, the undersigned did offer for sale, strictly according to the terms of said Deed of Trust, and as required by law, the land and property hereinafter described, and received then, and there a bid from Federal Deposit Insurance Corporation, in the sum of \$ 70,000.00, which was the highest and best bid therefore;

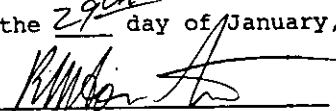
WHEREAS, the land and property hereinafter described was, by said Substituted Trustee, declared sold to said party at and for said bid, said advertisement and sale having in all manner, form and procedure, been done and conducted strictly in compliance with all of the requirements of said Deed of Trust and of law;

NOW, THEREFORE, IN CONSIDERATION of the premises and of the sum of \$ 70,000.00, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, R. L. Houston, Substituted Trustee, do hereby sell and convey unto Federal Deposit Insurance Corporation the following described land and property lying and being situated in Madison County, State of Mississippi, to-wit:

Lot 109, Deerfield Subdivision, Phase I, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B, Slot 36, reference to which is hereby made in aid of and as a part of this description.

This sale is made by me as Substituted Trustee only and without warranty of any kind whatsoever.

WITNESS MY SIGNATURE, this the 29th day of January, A.D., 1988.


R. L. HOUSTON
SUBSTITUTED TRUSTEE

R. L. Houston
Substituted Trustee
819 North President Street
P. O. Box 1087
Jackson, MS 39215-1087
(601) 969-1090

FDIC
P.O. Box 1087
JACKSON, MS. 39205-1087
(601) 969-1090

STATE OF MISSISSIPPI

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named R. L. Houston, Substituted Trustee, who acknowledged that he signed and delivered the foregoing Substituted

Trustee's Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29 day of January, A.D., 1988.

MY COMMISSION EXPIRES:

1-6-92

Billy V. Cooper, Chauncey Clark
NOTARY PUBLIC
By: K. Gregory D.C.



STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY CAME before me, the undersigned, a notary public in and for MADISON County, Mississippi, the PRINTER of MADISON COUNTY HERALD, a newspaper published in the City of Canton, Madison County, in said state, who, being duly sworn, deposes and says that MADISON COUNTY HERALD is a newspaper as defined and prescribed in Senate Bill No. 203 enacted at the regular session of the Mississippi Legislature of 1948, amending Section 1858, of the Mississippi Code of 1942, and that the publication of notice of which the annexed is a copy, in the matter of

SUBSTITUTED TRUSTEE'S
NOTICE OF SALE
WHEREAS, Robert L. Ritchey and Rebecca M. Ritchey executed a Deed of Trust dated May 24, 1983 to David M. McMillan, Trustee for the use and benefit of The Mississippi Bank which Deed of Trust is recorded in Book 515 at Page 281, in the office of the Chancery Clerk of Madison County at Canton, Mississippi;
WHEREAS, on May 11, 1984, The Mississippi Bank was adjudicated insolvent in Cause No. 124,527 upon the docket of the Chancery Court of the First Judicial District of Hinds County, Mississippi, and Federal Deposit Insurance Corporation was by decree of said Court on May 11, 1984, duly appointed and did accept appointment as Receiver for The Mississippi Bank;
WHEREAS, said Court on May 11, 1984 did authorize and approve the sale and transfer by Federal Deposit Insurance Corporation, Receiver for The Mississippi Bank, to Federal Deposit Insurance Corporation, in its corporate capacity, of certain assets formerly held and owned by The Mississippi Bank, including said Deed of Trust and the promissory note secured thereby;
WHEREAS, said Federal Deposit Insurance Corporation, Receiver for The Mississippi Bank, assigned said Deed of Trust and the promissory note secured thereby to Federal Deposit Insurance Corporation, in its corporate capacity, by assignment dated June 8, 1984, recorded in Book 534 at Page 402, in the office of the Chancery Clerk of Madison County, Mississippi;
WHEREAS, said Federal Deposit Insurance Corporation, in its corporate capacity, the legal holder and owner of said Deed of Trust and the promissory note secured thereby by appointment and substituted, pursuant to the terms of said Deed of Trust, R.L. Houston as Substituted Trustee therein by instrument dated March 26, 1986, recorded in Book 1 at Page 8, in the office of the Chancery Clerk of Madison County, Mississippi;
SWORE me, this _____, 1988

Notary

My Commission Expires May 27, 1990

Sub for Notice of Sale -
Ritchey

has been in said paper _____ times consecutively, to-wit:
On the 7 day of January, 1988
On the 14 day of January, 1988
On the 21 day of January, 1988
On the 28 day of January, 1988
On the _____ day of _____, 19____
On the _____ day of _____, 19____

James Abraham
Canton, Miss., Jan. 28, 1988

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured hereby and having been declared to be due at all times in accordance with the terms of said Deed of Trust and the legal holder and owner of said Deed of Trust and the promissory note secured thereby, Federal Deposit Insurance Corporation, in its corporate capacity, having received the undersigned Substituted Trustee, to secure the trust and to sell the land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereon, together with attorney's fees, Substituted Trustee's fees and expenses of sale.
NOW, THEREFORE, I, R. L. Houston, Substituted Trustee in said Deed of Trust, will on the 29th day of January, 1988 offer for sale at public auction, and sell within legal hours (between the hours of 11:00 o'clock A.M. and 5:00 o'clock P.M.) at the South front door of the Madison County Courthouse at Canton, Mississippi, to the highest and best bidder for cash, the following described land and property lying and situated in Madison County, Mississippi:
Lot 109, Deedfield Subdivision, Phase I, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, and Cabernet B. Surveys, reference to which is hereby made in aid of and as a part of this description.
I will convey only such title as is vested in me as Substituted Trustee.
WITNESS MY SIGNATURE, this _____ day of _____, 1987.

PROOF OF PUBLICATION

1/4 R.L. Houston
SUBSTITUTED TRUSTEE
819 N. Federal St.
Jackson, Mississippi 39201
(601) 354-2801
Posted Dec. 28, 1987
January 7, 14, 21, 28, 1988

24 "A"

R. L. HOUSTON
Attorney at Law
P. O. Box 1087
Jackson, MS 39215-1087
(601) 969-1090

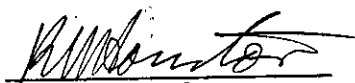
Published: January 7, 14, 21 and 28, 1988
Posted: December 28, 1987

CERTIFICATE OF POSTING

THIS IS TO CERTIFY that the below named did post a
Notice of Sale for the Substituted Trustee of Federal
Deposit Insurance Corporation concerning the property known
as:

Lot 109, Deerfield Subdivision, Phase I, a
subdivision according to a map or Plat thereof
which is on file and of record in the office of
the Chancery Clerk of Madison County at Canton,
Mississippi in Plat Cabinet B, Slot 36.

Said Notice of Sale being dated the 28th day of December,
1987, the same having been posted on the bulletin board of
the Courthouse of Madison County, Mississippi, on the 28th
day of December, 1987 at 12:34 o'clock P.M.


R. L. HOUSTON
SUBSTITUTED TRUSTEE

"EX B"

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

*Sale held
1:35 P.M.
January 29,
1988*

WHEREAS, Robert L. Ritchey and Rebecca M. Ritchey executed a Deed of Trust dated May 24, 1983 to David M. McMullan, Trustee for the use and benefit of The Mississippi Bank which Deed of Trust is recorded in Book 515 at Page 281, in the office of the Chancery Clerk of Madison County at Canton, Mississippi;

WHEREAS, on May 11, 1984, The Mississippi Bank was adjudicated insolvent in Cause No. 124,527 upon the docket of the Chancery Court of the First Judicial District of Hinds County, Mississippi, and Federal Deposit Insurance Corporation was by decree of said Court on May 11, 1984, duly appointed and did accept appointment as Receiver for The Mississippi Bank;

WHEREAS, said Court on May 11, 1984 did authorize and approve the sale and transfer by Federal Deposit Insurance Corporation, Receiver for The Mississippi Bank, to Federal Deposit Insurance Corporation, in its corporate capacity, of certain assets formerly held and owned by The Mississippi Bank, including said Deed of Trust and the promissory note secured thereby;

WHEREAS, said Federal Deposit Insurance Corporation, Receiver for The Mississippi Bank, assigned said Deed of Trust and the promissory note secured thereby to Federal Deposit Insurance Corporation, in its corporate capacity, by assignment dated June 6, 1984, recorded in Book 536 at Page 602, in the office of the Chancery Clerk of Madison County, Mississippi;

WHEREAS, said Federal Deposit Insurance Corporation, in its corporate capacity, the legal holder and owner of said Deed of Trust and the promissory note secured thereby appointed and substituted, pursuant to the terms of said Deed of Trust, R. L. Houston as Substituted Trustee therein by instrument dated March 20, 1986, recorded in Book 1 at

Page 8, in the office of the Chancery Clerk of Madison County, Mississippi;

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 and owner of said Deed of Trust and the promissory note secured thereby, Federal Deposit Insurance Corporation, in its corporate capacity, having requested the undersigned Substituted Trustee to execute the trust and to sell the land and property described in said Deed of Trust 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 expenses of sale.

NOW, THEREFORE, I, R. L. Houston, Substituted Trustee in said Deed of Trust, will on the 29th day of January, 1988, offer for sale at public outcry, and sell within legal hours (being between the hours of 11:00 o'clock A.M. and 4:00 o'clock P.M.) at the South front door of the Madison County Courthouse at Canton, Mississippi, to the highest and best bidder for cash, the following described land and property lying and being situated in Madison County, Mississippi, to-wit:

Lot 109, Deerfield Subdivision, Phase I, a subdivision according to a map or Plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B, Slot 36, reference to which is hereby made in aid of and as a part of this description.

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

WITNESS MY SIGNATURE, this the 28th day of December, 1987.

1987.

R. L. Houston
R. L. HOUSTON
SUBSTITUTED TRUSTEE

819 N. President St.
Jackson, Miss. 39201
(601) 354-2072

Published: January 7, 14, 21 and 28, 1988

*Post: December 28, 1987
12:34 P.M. AYH*

STATE OF MISSISSIPPI, County of Madison:

I, *Billy V. Cooper*, Clerk of the Chancery Court of Said County, certify that the within instrument was filed in my office on the 29 day of January, 1988, at 2:00 o'clock P. M., and was duly recorded on the 29 day of January, 1988, Book No. 237 on Page 1 in my office.

In witness my hand and seal of office, this the 29 day of January, 1988.

BILLY V. COOPER, Clerk

By *n. Wright* D.C.

