

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

10/24/16 11:02:49  
DESOTO COUNTY, MS  
MISTY HEFFNER, CH CLK

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

WHEREAS, default has occurred in the performance of the covenants, terms and conditions of a Deed of Trust dated November 7, 2006, executed by JOYCELYN A. PARKS, conveying certain real property therein described to SHANNON H WILLIAMS, as Trustee, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK, Original Beneficiary, to secure the indebtedness therein described, as same appears of record in the office of the Chancery Clerk of DeSoto County, Mississippi filed and recorded November 10, 2006, in Deed Book 2603, Page 722; and WHEREAS, the beneficial interest of said Deed of Trust was transferred and assigned to 20 Cap Fund I, LLC; and WHEREAS, the undersigned, Rubin Lublin, LLC has been appointed as Substitute Trustee; and NOW, THEREFORE, the holder of said Deed of Trust, having requested the undersigned so to do, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty and authority vested and imposed upon said Substitute Trustee shall, on **December 8, 2016** within the lawful hours of sale between 11:00AM and 4:00PM at the east front door of the Courthouse proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, the following described property situated in DeSoto County, Mississippi, to wit:

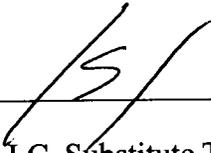
LOT 85, SECTION "A", HIGHLAND GROVE SUBDIVISION, LOCATED IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI AS RECORDED IN PLAT BOOK 93, PAGE 6-8, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

PROPERTY ADDRESS: The street address of the property is believed to be **5803 LANDAU DRIVE, SOUTHAVEN, MS 38671**. In the event of any discrepancy between this street address and the legal description of the property, the legal description shall control.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

WITNESS MY SIGNATURE, this 18 day of October, 2016.

  
\_\_\_\_\_  
Rubin Lublin, LLC, Substitute Trustee  
428 North Lamar Blvd, Suite 107  
Oxford, MS 38655  
[www.rubinlublin.com/property-listings.php](http://www.rubinlublin.com/property-listings.php)  
Tel: (877) 813-0992  
Fax: (404) 601-5846

PUBLISH: 11/10/2016, 11/17/2016, 11/24/2016, 12/01/2016

12-8-16

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on March 9, 2007, Talmadge Abbott, single, executed a certain deed of trust to Vinh Pham, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for BNC Mortgage, Inc., its successors and assigns which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 2,693 at Page 487; and

WHEREAS, said Deed of Trust was subsequently assigned to Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI by instrument dated January 14, 2016 and recorded in Book 4,108 at Page 313 of the aforesaid Chancery Clerk's office; and

WHEREAS, Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI has heretofore substituted Shapiro & Massey, LLC as Trustee by instrument dated February 11, 2016 and recorded in the aforesaid Chancery Clerk's Office in Book 4120 at Page 542; and

WHEREAS, a portion was released by Partial Release dated June 30, 2016 and recorded in Book 4,197 at Page 783 of the aforesaid Chancery Clerk's Office; 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, Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-OSI, the legal holder 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.

NOW, THEREFORE, I, Shapiro & Massey, LLC, Substituted Trustee in said deed of trust, will on December 8, 2016 offer for sale at public outcry 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 of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

**Northeast Quarter:**

Beginning at the Northeast corner of Section 2, Township 2 South, Range 6 West, thence South 3 degrees 45' East 1187.0 feet along the center of Hacks Cross Road to a point; thence West 53 feet to the Northeast corner of Lot 3, Stone Subdivision First Addition; thence South 86 degrees 15' West 532.52 feet along the North line of said Lot 3 to the Southwest corner of a 5.0 acre lot of the Robbins tract, said point being the point of beginning of the following lot; thence South 86 degrees 15' West 305.48 feet to the Northwest corner said Lot 3; thence North 3 degrees 45' West 669.0 feet along the West line of the Robbins tract to a point that is 50 feet South of the Southwest corner of Lot 4 of said subdivision; thence North 86 degrees 15' East 838.0 feet to a point in the West right of way of said road, said point being 50 feet South of the Southeast corner of Lot 4 of said subdivision; thence South 3 degrees 45' East 260.0 feet to the Northeast corner of a 5.0 acre lot; thence South 86 degrees 15' West 532.52 feet to the Northwest corner of said 5.0 acre lot; thence South 3 degrees 45' East 409.0 feet to the point of beginning and containing 7.87 acres, more or less. All bearing are magnetic.

**Less and Except:**

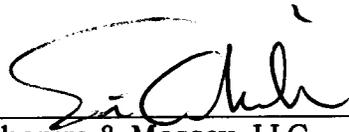
Commence at the Northeast corner of Section 2, Township 2 South, Range 6 West, DeSoto County, MS; thence with Hacks Cross Public Road run South 03 degrees, 45 minutes East for 778.0 feet to a point in the center of said road; then run South 86 degrees 15 minutes West, 53 feet to an iron rod on the West ROW of said road and the Northeast corner of the Dick Steffle 5 acre tract, Lot 1 of the

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Stone Subdivision; thence with the North line of said Steffle tract run South 86 degrees 15 minutes West 532.52 feet to an iron rod and fence corner at the Northwest corner of the said Steffle tract; thence across the Dewey Abbot 7.87 acre tract run North 03 degrees 45' West for 210 feet to an iron rod; thence run North 86 degrees 15' East for 315 feet to an iron rod; thence run South 03 degrees 45' East for 160 feet to an iron rod; thence North 86 degrees 15' East 217.52 feet to an iron rod on the West ROW of Hack's Cross Public Road; thence with the said ROW run South 03 degrees 45' East for 50 feet to the point of beginning, containing 1.77 acres, more or less.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 31st day of October, 2016.

  
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Shapiro & Massey, LLC  
SUBSTITUTED TRUSTEE

Shapiro & Massey, LLC  
1080 River Oaks Drive  
Suite B-202  
Flowood, MS 39232  
(601) 981-9299

5865 Hacks Cross Road  
Olive Branch, MS 38654  
15-013378BE

Publication Dates:  
November 10, 17, 24 and December 1, 2016

**PUBLICATION DATES:** November 15, 2016, November 22, 2016, November 29, 2016,  
December 6, 2016  
**NEWSPAPER:** The DeSoto Times Tribune

**SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE**

WHEREAS, on May 11, 2005, Gregory Warr and Marilyn J. Warr executed a certain deed of trust to Jim B. Tohill, Trustee for the use and benefit of Ameriquest Mortgage Company., which deed of trust is of record in the office of the Chancery Clerk of DeSoto, County, state of Mississippi, in Book 2222, Page 495; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee for, Ameriquest Mortgage Securities Inc Asset-Backed Pass-Through Certificates, Series 2005-R6, Under the Pooling and Servicing Agreement Dated July 01, 2005, the current holder and/or assignee, substituted Jauregui & Lindsey, LLC as Trustee by instrument recorded in the Chancery Clerk's Office on July 11, 2016 in Book 4188, Page 322; 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, Deutsche Bank National Trust Company, as Trustee for, Ameriquest Mortgage Securities Inc Asset-Backed Pass-Through Certificates, Series 2005-R6, Under the Pooling and Servicing Agreement Dated July 01, 2005, the legal holder of said indebtedness, having requested the undersigned Substitute Trustee in said deed of trust, will on December 8, 2016 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the main front door of the County Courthouse of DeSoto County in Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, Mississippi, to wit:

Lot 135, Section B, Ivy Trail's Subdivision, In Section 30, Township 01 South, Range 06 West, Desoto County, Mississippi, Plat Book 77, Page 2, In The Register's Office For Desoto County, Mississippi Which Plat Reference Is Hereby Made For A More Particular Description Of Said Property.

Being the same property conveyed to Gregory Warr and wife, Marilyn J. Warr by deed from Security Builders, Inc. filed for record in Book 421, Page 381, Register's Office for Desoto County Mississippi, dated 6-5-02.

12-8-2016

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

Jauregui & Lindsey, LLC

Substituted Trustee  
Jauregui & Lindsey, LLC  
244 Inverness Center Dr  
Ste 200  
Birmingham, AL 35242  
(205) 970-2233

Publication dates: November 15, 2016, November 22, 2016, November 29, 2016, December 6, 2016

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on May 12, 2011, Sandra Townsell, as unmarried woman executed a certain deed of trust to Charles E. Tonkin, II, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Investors Group, its successors and assigns which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 3,302 at Page 211 and modified in Book 4,057 at Page 518; and

WHEREAS, said Deed of Trust was subsequently assigned to JPMorgan Chase Bank, National Association by instrument dated January 26, 2013 and recorded in Book 3,586 at Page 310 of the aforesaid Chancery Clerk's office; and

WHEREAS, JPMorgan Chase Bank, National Association has heretofore substituted Shapiro & Massey, LLC as Trustee by instrument dated August 15, 2013 and recorded in the aforesaid Chancery Clerk's Office in Book 3,703 at Page 297; 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, JPMorgan Chase Bank, National Association, the legal holder 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.

NOW, THEREFORE, I, Shapiro & Massey, LLC, Substituted Trustee in said deed of trust, will on December 8, 2016 offer for sale at public outcry 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 of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 12, Shadow Oak Subdivision, Section 34, Township 1 South, Range 6 West, in DeSoto County, Mississippi, as shown on plat of record in Plat Book 64, Page 13-14, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 14th day of November, 2016.



Shapiro & Massey, LLC  
SUBSTITUTED TRUSTEE

Shapiro & Massey, LLC  
1080 River Oaks Drive  
Suite B-202  
Flowood, MS 39232  
(601) 981-9299

9092 Shadow Oaks Lane  
Olive Branch, MS 38654  
13-007861AH

Publication Dates: November 17 and 24, 2016 and December 1, 2016

12-8-2016

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on June 29, 1995, Ronald Owens and Wife, Emma M. Owens, executed a certain deed of trust to Arnold Weiss, Trustee for the benefit of Pulaski Mortgage Company which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 770 at Page 21; and

WHEREAS, said Deed of Trust was subsequently assigned to U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, SASCO Mortgage Loan Trust 2002-12, Mortgage Pass-Through Certificates Series 2002-12 by instrument dated July 15, 2014 and recorded in Book 3892 at Page 246 and again in Book 4099 at Page 552 of the aforesaid Chancery Clerk's office; and

WHEREAS, U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, SASCO Mortgage Loan Trust 2002-12, Mortgage Pass-Through Certificates Series 2002-12 has heretofore substituted Shapiro & Massey, LLC as Trustee by instrument dated September 6, 2016 and recorded in the aforesaid Chancery Clerk's Office in Book 4,227 at Page 195; and

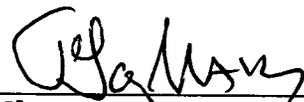
WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, SASCO Mortgage Loan Trust 2002-12, Mortgage Pass-Through Certificates Series 2002-12, the legal holder 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.

NOW, THEREFORE, I, Shapiro & Massey, LLC, Substituted Trustee in said deed of trust, will on December 8, 2016 offer for sale at public outcry 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 of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 462, Section "K", Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as recorded in Plat Book 46, Page 23 in the office of the Chancery Clerk of DeSoto County, Mississippi.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 14th day of November, 2016.



Shapiro & Massey, LLC  
SUBSTITUTED TRUSTEE

Shapiro & Massey, LLC  
1080 River Oaks Drive, Suite B-202  
Flowood, MS 39232  
(601) 981-9299

10403 Oak Leaf Drive  
Olive Branch, MS 38654  
15-011290BE

Publication Dates: November 17, 24 and December 1, 2016

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