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This document was prepared by Morris & Associates, 2309 Oliver Road
Monroe, Louisiana 71201 Telephone (318) 330-9020

Lot 82, Section C, Wellington Square S/D, DeSoto Co., MS

SUBSTITUTION OF TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 17th day of April, 2006, David Leija, A Married Man, joined herein by Amanda M. Leija executed a Deed of Trust to Christopher D. Davies, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc. beneficiary, which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record at Book 2453 at Page 533; and

WHEREAS, the undersigned is the present holder and beneficiary of the Deed of Trust referenced to above; and

WHEREAS, under the terms of said Deed of Trust, the beneficiary or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

NOW, THEREFORE, the undersigned holder of said Deed of Trust does hereby appoint and substitute Emily Kaye Courteau, as Trustee, the said Emily Kaye Courteau, to have all rights, powers and privileges granted the Trustee in said Deed of Trust.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid to convey title to said Foreclosed property to the SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, or the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, or whosoever the undersigned shall authorize. The statement in the Substitute Trustee s Deed that the undersigned has requested the transfer of its bid to Grantee (s) in the Substitute Trustee s Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute the same.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized attorney in fact on this 26 day of DEC, 2008

Wachovia Mortgage Corporation

[Signature]
BY: Bethany Hood Attorney in Fact

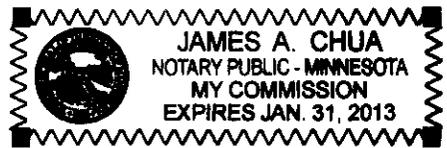
STATE OF Minnesota
COUNTY OF Dakota

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Bethany Hood known personally to me to be the Attorney in Fact of the within named Wachovia Mortgage Corporation and that (s) he executed and delivered the within and foregoing instrument on the day and year therein mentioned for and on behalf of said corporation, and as its own act and deed for the purposes therein mentioned, having been first duly authorized so to do.

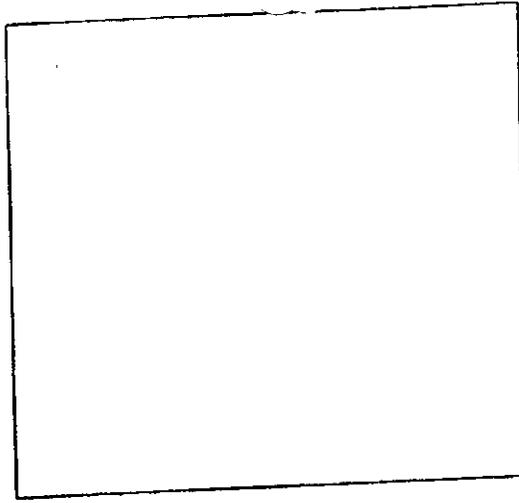
WITNESS my signature and official seal on this, the 26 day of Dec, 2008

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/31/2013
F08-3708
tbd



POWER OF ATTORNEY



Know that Wachovia Mortgage Corporation ("Wachovia"), a North Carolina Corporation having offices at 1100 Corporate Center Drive, Raleigh, North Carolina 27607, does hereby make, constitute, and appoint Fidelity National Foreclosure Solutions, Inc., a Delaware corporation having offices at 1270 Northland Drive, Suite 200, Mendota Heights, Minnesota 55120 ("Fidelity"), for Wachovia's benefit and in Wachovia's name, place, and stead, as Wachovia's true and lawful attorney-in-fact, with full power of substitution;

Wachovia hereby grants to the aforementioned attorney-in-fact authority to act in any manner necessary and proper to exercise the following powers as fully as Wachovia might or could do and perform by itself:

In the name of Wachovia, to: (a) execute assignments of mortgages or deeds of trust; (b) execute substitutions of trustee in deeds of trust, deeds to secure the debt, or co-ops and other forms of security instruments; (c) execute Affidavits of Non-military Status; (d) execute Affidavits of Judgment; (e) execute Affidavits of Debt; (f) execute conveyance by Special and/or General Warranty or other Deeds; (g) execute Affidavits regarding lost promissory notes; (h) such other documents as may be necessary and proper to carry into effect the powers granted herein or to provide foreclosure and other related default services as requested by Wachovia; and (i) provide bankruptcy services in the name of Wachovia as follows:

- 1) Prepare Proofs of Claim and Affidavits of Movant in support of motions or other actions based upon and relying on information available in the undersigned's computer system and on information provided by the undersigned's employees;
- 2) Execute Proofs of Claim;
- 3) Perform all acts in furtherance of filing of Proofs of Claim including, but not limited to acts under 11 U.S.C. §501-502, Bankruptcy Rule 3001-3003, and applicable local bankruptcy rules;
- 4) Vote for a trustee of the estate of the debtor;
- 5) Vote for a committee of creditors;

SECRETARY'S CERTIFICATE

The undersigned, being the duly appointed and acting Secretary of Fidelity National Foreclosure Solutions, Incorporated, a Delaware corporation, (the "Corporation") does hereby certify that the following employees are authorized to execute documents under the Power of Attorney granted to the Corporation by Wachovia Mortgage Corporation:

- | | |
|-------------------|-----------------|
| Christina Allen | Topako Love |
| Liquenda Allotey | Whitney Lewis |
| Chris Anderson | Reginald Lynch |
| Jennifer Anthony | Lynn McNamee |
| Josh Baxley | Jon Menz |
| Mark Cardenas | Bill Newland |
| John Cody | Nathan Miller |
| Frank Coon | Sheryl Newman |
| Lawrence Dingmann | Becky North |
| Dory Goebel | Lynn Nottage |
| Jaime Gover | Rashal Peterson |
| Jeanelle Gray | Peter Read |
| Craig Hanlon | Matthew Rogina |
| Chuck Henrikson | Eric Tate |
| Laura Hescott | Scott Topel |
| Bethany Hood | Scott Walter |
| Chrys Houston | Amy Weis |
| Chris Hymer | Rick Wilken |
| Joshua Lade | |

In Witness Whereof, the undersigned has executed this Certificate this 15 day of June, 2007.

Fidelity National Foreclosure Solutions,
Incorporated

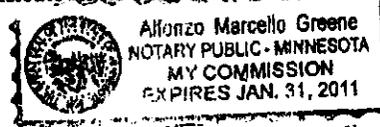
Scott Barnes, Acting Secretary

Witness

State of Minnesota)
)
County of Dakota)

Acknowledged before me this 15 day of June, 2007, by Scott Barnes, who says that he is the Acting Secretary of Fidelity National Foreclosure Solutions, Incorporated, the Corporation, named above and is authorized to execute this Secretary's Certificate in its behalf.

Drafted By:
Fidelity National Foreclosure Solutions
1270 Northland Drive
Mendota Heights, MN 55120



Notary Public