

55 11/14/11 11:50:59
59 DK T BK 3,365 PG 579
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and Return To:
1006474MS
NATIONWIDE TRUSTEE SERVICES, INC.
1587 Northeast Expressway
Atlanta, GA 30329
(404)-417-4040

INDEXING INSTRUCTIONS: Lot 162, Section C, Lexington Crossing Subdivision, situated in Section 2, Township 2 S, Range 6 W, DeSoto County, Mississippi.

SUBSTITUTION OF TRUSTEE

WHEREAS, on March 24, 2006, Loretta J. Sims, executed a Deed of Trust to Wade O. King for the use and benefit of AmSouth Bank which Deed of Trust is on file and of record in the office of the Chancery Clerk of De Soto County, Mississippi, in Deed of Trust Record Book 2,439, Page 13 thereof; describing the following property:

Lot 162, Section C, Lexington Crossing Subdivision, situated in Section 2, Township 2 S, Range 6 W, as shown on plat of record in Plat Book 89, Page 47-49 in the Chancery Clerk's Office of DeSoto County, Mississippi.

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust; 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

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 the said Federal National Mortgage Association, its successors and assigns. 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 same.

NOW THEREFORE, the undersigned does hereby appoint and substitute NATIONWIDE TRUSTEE SERVICES, INC., as Trustee in said Deed of Trust, the said NATIONWIDE TRUSTEE SERVICES, INC., to have all the rights, powers and privileges of the Trustee named in said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this the 18th day of October, 2011.

FANNIE MAE ("FEDERAL NATIONAL MORTGAGE ASSOCIATION") BY SETERUS, INC. FKA IBM LENDER BUSINESS PROCESS SERVICES, INC. AS ITS ATTORNEY IN FACT.

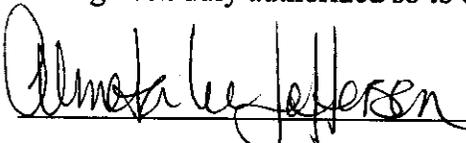
By: 

Nuha Shureih Its: Attorney in Fact
Loan Administration AVP

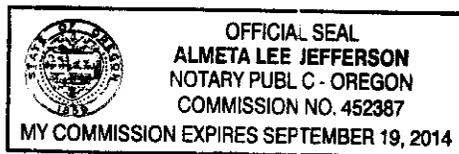
STATE OF Oregon
COUNTY OF Washington

Power of Attorney Attached as Exhibit A

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of October 2011, within my jurisdiction, the within named Nuha Shureih, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that ~~he/she/they~~ executed the same in ~~his/her/their~~ representative capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which ~~he/she/they~~ acted, executed the above and foregoing instrument, after first having been duly authorized so to do.


NOTARY PUBLIC

My commission expires: 9.19.14



Almeta Jefferson

(Affix seal)

Washington County, Oregon 2010-036469

05/14/2010 08:39:23 AM

D-PA Cnt=1 Stn=11 C WHITE
\$10.00 \$5.00 \$11.00 \$15.00 - Total = \$41.00

MS



01481537201000364690020023

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Record and Return To:
 Lender Business Process Services, Inc.
 14523 SW Millikan Way, #200
 Beaverton, OR 97005
 Title Services

EXHIBIT A**LIMITED POWER OF ATTORNEY**

Fannie Mae ("Federal National Mortgage Association"), a corporation organized and existing under the laws of the United States of America, having an office for the conduct of business at 13150 Worldgate Drive, Herndon, Virginia 20170, constitute and appoints, IBM Lender Business Process Services INC., 8501 IBM Drive, Building 201# 2DD188, Charlotte, North Carolina 28262 (headquarters) a corporation organized and existing under the laws of the state of Delaware, its true and lawful Attorney-in-Fact, and in its name, place, and stead and for its use and benefits, to execute, endorse, and acknowledge all documents customarily and reasonably necessary and appropriate for:

1. the release of a borrower from personal liability under the mortgage or deed of trust following an approved transfer of ownership of the security property;
2. the full satisfaction or release of a mortgage or the request to a trustee for a full reconveyance of a deed of trust;
3. the partial release or discharge of a mortgage or the request to a trustee for a partial reconveyance or discharge of a deed of trust;
4. the modification or extension of a mortgage or deed of trust;
5. the subordination of the lien of a mortgage or deed of trust;
6. the completion, termination, cancellation, or rescission of foreclosure relating to a mortgage or deed of trust, including (but not limited to) the following actions:
 - a. the appointment of a successor or substitute trustee under a deed of trust, in accordance with state law and the deed of trust;
 - b. the issuance of a statement of breach or nonperformance;
 - c. the issuance or cancellation or rescission of notices of default;
 - d. the cancellation or rescission of notices of sale; and
 - e. the issuance of such other documents as may be necessary under the terms of the mortgage, deed of trust, or state law to expeditiously complete said transaction, including, but not limited to, assignments or endorsements of mortgages, deeds of trust, or promissory notes to convey title from Fannie Mae to the Attorney-in-Fact under this Limited Power of Attorney;
7. the conveyance of properties to the Federal Housing Administration (FHA), the Department of Housing and Urban Development (HUD), the Department of Veterans Affairs (VA), the Rural Housing Service (RHS), or a state or private mortgage insurer; and
8. the assignment or endorsement of mortgages, deeds of trust, or promissory notes to the Federal Housing Administration (FHA), the Department of Housing and Urban Development (HUD), the Department of Veterans Affairs (VA), the Rural Housing Service (RHS), a state or private mortgage insurer, or Mortgage Electronic Registration System (MERSTM).

12776792

The undersigned gives to said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary, and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

Third parties without actual notice may rely upon the power granted under this Limited Power of Attorney upon the exercise of such power of the Attorney-in-Fact that all conditions precedent to such exercise of power has been satisfied and that this Limited Power of Attorney has not been revoked unless an instrument of revocation has been recorded.

IN WITNESS WHEREOF, I have hereunto set my hand this April 26, 2010.

FANNIE MAE ("Federal National Mortgage Association")

By: [Signature]
Shanicka Singleton, Asst. Vice President

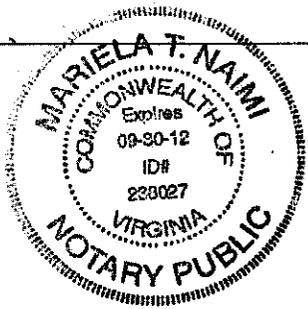
By: [Signature]
Carol Duda, Asst. Secretary



STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

The foregoing instrument was acknowledged before me, a notary public commissioned in Fairfax County, Virginia this April 26, 2010, by Shanicka Singleton Assistant Vice President, and by, Carol Duda, Assistant Secretary of Fannie Mae (Federal National Mortgage Association), a United States Corporation, on behalf of the corporation.

[Signature]



I, Richard W. Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify this to be a true and correct copy of the original.

Date: May 14, 2010

By: [Signature] Deputy