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DK T BK 3,381 PG 292
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

<p>Prepared by: Shapiro & Massey, L.L.C. J. Gary Massey, MSB No. 1920 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299</p> <p>S&M No. 11-003998</p>	<p><i>[Signature]</i> Return to: Shapiro & Massey, L.L.C. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299</p> <p>Loan No. XXXXXX4912</p>
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Index: Lot 465, Section "B", Southaven Subdivision, Section 23, Township 1 South, Range 8 West, DeSoto Co., MS

SUBSTITUTION OF TRUSTEE

WHEREAS, on June 15, 2009, William L. Wilkerson, an unmarried man, executed a certain deed of trust to First American Title, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 3046 at Page 580, and recorded in the aforesaid Chancery Clerk's Office and being secured by real property being more particularly described as follows:

(See Exhibit A)

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

WHEREAS, PHH Mortgage Corporation, pursuant to the provisions of the aforesaid Deed of Trust and for reasons satisfactory to itself, has elected to substitute J. Gary Massey as Trustee in and for the above described deed of trust and the indebtedness secured thereby; and

NOW THEREFORE, PHH Mortgage Corporation, the present owner and holder of the above described deed of trust, acting by and through its duly authorized officers, does hereby substitute J. Gary Massey as Trustee in the place and stead of the current trustee and does hereby confer upon the said J. Gary Massey full and complete power to execute said trust as Trustee as provided by the terms of the aforesaid deed of trust.
8711 Yorktown Dr., Southaven, MS

Should the undersigned become the last and highest bidder at the foreclosure sale, the Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosed property to the Secretary of Housing and Urban Development or the Secretary of Veterans Affairs, or whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's deed that the undersigned has requested 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.

WITNESS THE EXECUTION HEREOF by the aforesaid corporation acting by and through its duly authorized officers, this the 16th day of DEC., 2011.

PHH Mortgage Corporation

D. C. Schmiot

By: DANIEL C. SCHMIOT

Its: ASST. VICE PRESIDENT

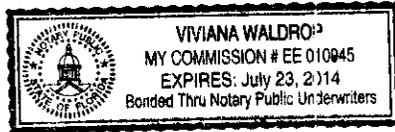
STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned authority for the jurisdiction aforesaid, on this the 16th day of DEC., 2011, the within named DANIEL C. SCHMIOT who acknowledged that (s)he is ASST. VICE PRESIDENT of PHH Mortgage Corporation, and that for and on behalf of the said corporation, and as its act and deed, (s)he executed the above and foregoing instrument, after having been first duly authorized so to do.

(SEAL)

Viviana Waldrop
Notary Public

My commission expires:



8711 Yorktown Dr., Southaven, MS

Exhibit A

Lot 465, Section "B", Southaven Subdivision, in Section 23, Township 1 South, Range 8 West, and shown on the revised plat of said subdivision which is recorded in Plat Book 2, Pages 14, 15 and 16 in the office of the Chancery Clerk of DeSoto County, Mississippi.

8711 Yorktown Dr., Southaven, MS