

STATE OF MISSISSIPPI

Mark D Cuevas and Larissa V Nunez-Cuevas

COUNTY OF DE SOTO

BBM 18566406

SUBSTITUTED TRUSTEES DEED

WHEREAS, on July 21, 1999, Mark D. Cuevas, a Married Person and wife, Larissa V. Nunez-Cuevas executed a Deed of Trust to Arnold Weiss, Trustee for the benefit of Pulaski Mortgage Company, which Deed of Trust is filed for record in Book 1132 at Page 601, rerecorded in Book 1141 at Page 337 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to Mortgage Electronics Registration Systems, Inc. by instrument dated June 28, 2002 and recorded in Book 1563 at Page 697, rerecorded in Book 1885 at Page 122 of the aforesaid records; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Mortgage Electronics Registration Systems, Inc. appointed and substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated December 2, 2003, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 1885 at Page 124 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by Mortgage Electronics Registration Systems, Inc. to foreclose under the terms of said Deed of Trust, I did on March 30, 2004, during 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, Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Lot 488, Section C, Bridgetown Subdivision, in Section 23, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 13, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

STATE MS. - DESOTO CO.
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BK 468 PG 524
M.E. DAVIS CH. CLK.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in the DeSoto County Times, a newspaper published in DeSoto County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on March 9, 16, and 23, 2004, (a certified copy of which is attached hereto), and a notice identical to the published notice was posted on the bulletin board at the East Front door of the County Courthouse of DeSoto County, Hernando, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, Mortgage Electronics Registration Systems, Inc. bid for said property in the amount of \$139,945.58, which being the highest and best bid, the same was then and there struck off to Mortgage Electronics Registration Systems, Inc. and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Mortgage Electronics Registration Systems, Inc. the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

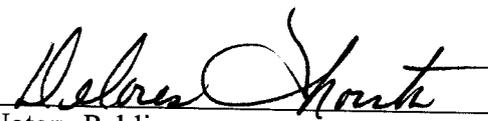
WITNESS MY SIGNATURE, on March 30, 2004.



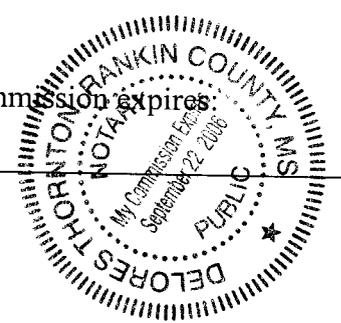
J. Gary Massey, Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on March 30, 2004, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.



Notary Public

My commission expires: _____


GRANTOR'S ADDRESS:

J. Gary Massey, Substitute Trustee
Shapiro & Massey, L.L.P.
1910 Lakeland Drive, Suite B
Jackson, MS 39216
601-981-9299
S&M #03-1844

GRANTEE'S ADDRESS:

Washington Mutual Bank, FA
8120 Nations Way
Building 100
Jacksonville, FL 32256
904-224-7546

PREPARED BY:

J. Gary Massey, Substitute Trustee
Shapiro & Massey, L.L.P.
1910 Lakeland Drive, Suite B
Jackson, MS 39216
(601) 981-9299

INDEX: Lot 488, Section C, Bridgetown Subdivision, in S23, T2S, R7W, DeSoto Co., MS



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Lisa Fuller personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE
WHEREAS, on July 21, 1999, Mark D. Cuevas, a Married Person and wife, Larissa V. Nunez-Cuevas 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 1132 at Page 601, rerecorded in Book 1141 at Page 337; and
WHEREAS, said Deed of Trust was subsequently assigned to Mortgage Electronics Registration Systems, Inc. by instrument dated June 28, 2002 and recorded in Book 1563 at Page 697, rerecorded in Book 1885 at Page 122 of the aforesaid Chancery Clerk's office; and
WHEREAS, Mortgage Electronics Registration Systems, Inc. has heretofore substituted J. Gary Massey as Trustee by instrument dated December 2, 2003 and recorded in the aforesaid Chancery Clerk's Office in Book 1885 at Page 124; 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, Mortgage Electronics Registration Systems, Inc., 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, J. Gary Massey, Substituted Trustee in said deed of trust, will on March 30, 2004 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 488, Section C, Bridgetown Subdivision, in Section 23, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 13, Page 42, 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 4th day of March, 2004.
J. Gary Massey
SUBSTITUTED TRUSTEE
Shapiro & Massey, L.L.P.
1910 Lakeland Drive, Suite B
Jackson, MS 39216
(601) 981-9299
Publication Dates:
March 9, 16, and 23, 2004

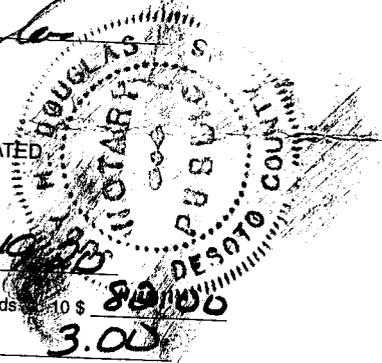
- Volume No. 109 on the 9 day of Mar., 2004
- Volume No. 109 on the 16 day of Mar., 2004
- Volume No. 109 on the 23 day of Mar., 2004
- Volume No. _____ on the _____ day of _____, 2004
- Volume No. _____ on the _____ day of _____, 2004

Lisa Fuller

Sworn to and subscribed before me, this 23 day of Mar., 2004

BY *Judy H. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2005
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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 - C. Making proof of publication and depositing to same \$ 3.00
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