

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on June 9, 2003, Charles M. Gardea and spouse, Kristina L. Gardea, executed a deed of trust to Don W. Ledbetter, Trustee for the benefit of Sebring Capital Partners, Limited Partnership which deed of trust is recorded in Deed of Trust Book 1742 at Page 61 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid deed of trust was assigned to JPMorgan Chase Bank, as Trustee by instrument dated September 30, 2003 and recorded in Book 1850 at Page 153 of the records of the aforesaid Chancery Clerk; and

WHEREAS, the aforesaid, JPMorgan Chase Bank, as Trustee, the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated January 5, 2006, and recorded in the office of the aforesaid Chancery Clerk in Book 2,391 at Page 12; 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, and the legal holder of said indebtedness, JPMorgan Chase Bank, as Trustee, 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 for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expense of sale;

WHEREAS, the undersigned Substituted Trustee, after posting and publication of the Notice of Sale as required by the terms of said deed of trust and the laws of the State

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of Mississippi, within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.), on the 6th day of March, 2006 at public outcry offered the hereinafter described property for sale at the Main Front door of the County Courthouse at Hernando, County of DeSoto, State of Mississippi;

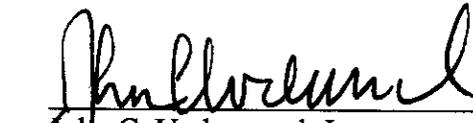
WHEREAS, at such sale, JPMorgan Chase Bank, as Trustee bid the sum of \$140,250.00; and

WHEREAS, said bid by JPMorgan Chase Bank, as Trustee, was the highest bid;

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in consideration of the sum of \$140,250.00, do hereby sell and convey unto JPMorgan Chase Bank, as Trustee the following described property located and situated in the County of DeSoto, State of Mississippi, to-wit:

Lot 78, Trinity Lakes, Revised, PUD, Phase I, situated in Section 12, Township 2 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 73, Pages 32-34, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WITNESS MY SIGNATURE, this, the 6th day of March, 2006.


John C. Underwood, Jr.
SUBSTITUTED TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the county and state aforesaid, John C. Underwood, Jr. Substituted Trustee, who acknowledged to and before me that he executed the foregoing Substituted Trustee's Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this, the 6th day of March, 2006.

Elizabeth A. Henry
NOTARY PUBLIC
ELIZABETH A. HENRY
NOTARY PUBLIC
COMMUNITY MISS.

My Commission Expires: October 10, 2008

Grantor's Address:
Post Office Box 16852
Jackson, Mississippi 39236
Phone (601)-981-7773

Grantee's Address:
2255 North Ontario, Suite 400
Burbank, California 91504
Phone 800-873-6577

Prepared by:
Underwood Law Firm
340 Edgewood Terrace
Jackson, Mississippi 39206
Phone (601)-981-7773

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
 COUNTY OF DESOTO

Diane Smith 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 4 consecutive times, as follows, to-wit:

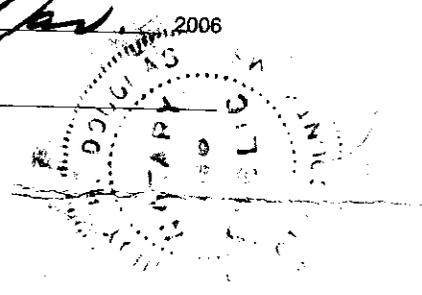
- Volume No. 111 on the 9 day of Feb., 2006
- Volume No. 111 on the 16 day of Feb., 2006
- Volume No. 111 on the 23 day of Feb., 2006
- Volume No. 111 on the 2 day of Mar., 2006
- Volume No. _____ on the _____ day of _____, 2006

Diane Smith

Sworn to and subscribed before me, this 2 day of Mar., 2006

Judy A. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
 MY COMMISSION EXPIRES: JANUARY 16, 2009
 BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 419 words @ .12 \$ 50.28
- B. 3 subsequent insertions of 1257 words @ .10 \$ 125.70
- C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 178.98

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

WITNESS MY SIGNATURE, this the 25th day of January, 2006.

John C. Underwood, Jr.
 SUBSTITUTED TRUSTEE

Control #05120889
 PUBLISH: 02/09/2006, 02/16/2006,
 02/23/2006, 03/02/2006

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on June 9, 2003, Charles M. Gardes and spouse, Kristina L. Gardes, executed a deed of trust to Don W. Ledbetter, trustee for the benefit of Sebring Capital Partners, Limited Partnership, which deed of trust is recorded in Deed of Trust Book 1742 at Page 61 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid deed of trust was assigned to JPMorgan Chase Bank, as Trustee by instrument dated September 30, 2003, and recorded in the office of the aforesaid Chancery Clerk in Book 1850 at Page 153; and

WHEREAS, the aforesaid JPMorgan Chase Bank, as Trustee, the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated January 5, 2006 and recorded in the office of the aforesaid Chancery Clerk in Book 2,361 at Page 12; 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, and the legal holder of said indebtedness, JPMorgan Chase Bank, as Trustee, 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 for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expense of sale;

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in said deed of trust, will offer for sale at public outcry for cash to the highest bidder, 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 at Hernando, County of DeSoto, State of Mississippi, the following described property situated in the County of DeSoto, State of Mississippi, to-wit:

Lot 78, Trinity Lakes, Revised, PUD, Phase I, situated in Section 12, Township 2 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 73, Pages 32-34, in the Office of the Chancery Clerk of DeSoto County, Mississippi.