

THE STATE OF MISSISSIPPI

THE COUNTY OF LAFAYETTE

**SUBSTITUTED TRUSTEE'S DEED**

WHEREAS, on the 26<sup>th</sup> day of September, 2005, Michael W. Fletcher and his wife, Angela Fletcher, executed and delivered a Deed of Trust, securing the original principal amount of two hundred one thousand six hundred dollars and no cents (\$201,600.00) to Michael L. Riddle, Trustee and Kellner Mortgage Investments 1, LTD., Beneficiary, which Deed of Trust is on file and record in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 2319 at Page 361; and

WHEREAS, Robert D. Schultze was appointed as Substituted Trustee under the subject Deed of Trust by the instrument found in Deed of Trust Book 2526 at Page 296, dated the 21<sup>st</sup> of July, 2006, and recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made; 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, Kellner Mortgage Investments 1, LTD, 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 fee, Trustee's fees and expenses of sale.

WHEREAS, the undersigned Substituted Trustee in accordance with the terms of the Deeds of Trust and the laws of the State of Mississippi, did advertise said sale in the DeSoto Tribune, a newspaper of general circulation published for more than one year next preceding the date of the first publication, in the city of Hernando, State of Mississippi, on the following dates, to-wit: September

28, 2006, October 5, 12 and 19, 2006, which is more fully shown by the original Proof of Publication, which is attached hereto as Exhibit "A" and is made fully a part hereof as if copies in full herein; and by posting on or about the 26<sup>th</sup> of September, 2006, a copy of said notice in the usual and customary place for such notices at the DeSoto County Courthouse in Hernando, Mississippi; and

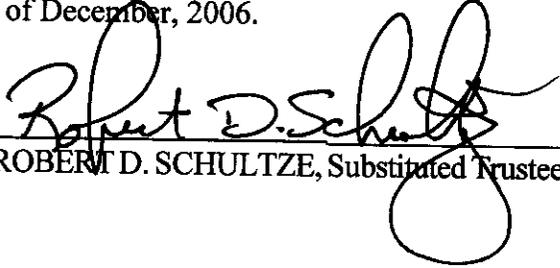
WHEREAS, on the 31<sup>st</sup> day of October, 2006, at the DeSoto County Courthouse, at Hernando, between the hours of 11:00 a.m. and 4:00 p.m., I, the undersigned Substituted Trustee, did offer for sale at public outcry and did sell to the highest best bidder for cash, the following described property along with all improvements, appurtenances and fixtures, to-wit:

**Lot 114, Lakeside Village, Blue Lake Springs, Phase III, situated in Section 32, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 54, Pages 19-21, all in the records of the Chancery Clerk of DeSoto County, Mississippi**

THE UNDERSIGNED Substituted Trustee offered the aforesaid property for sale at public outcry as set forth above, and there appeared at said sale Kellner Mortgage Investments 1, LTD bidding the sum of \$200,000.00 (two hundred thousand dollars and no cents), for all the above-described property; said property was struck off to Kellner Mortgage Investments 1, LTD for said amount, and said bidder was declared the purchaser thereof, as the highest and best bidder for cash.

NOW THEREFORE, in consideration of the premises and the cash in hand paid, the receipt of which is hereby acknowledged, I do hereby sell and convey to Kellner Mortgage Investments 1, LTD the above-described property, conveying such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this, 5<sup>th</sup> day of December, 2006.

  
ROBERT D. SCHULTZE, Substituted Trustee

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

THIS DAY personally appeared before me the undersigned authority in and for the state and county aforesaid the within named Robert D. Schultze, acting in his official capacity as Substituted Trustee, who acknowledged that he signed and delivered the above and foregoing warranty deed on the date and for the purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this the 5<sup>th</sup> day of December, 2006.

*Laura Jones*  
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES AUG. 21, 2009  
BONDED THRU STEGALL NOTARY SERVICE

GRANTOR'S ADDRESS & TELEPHONE

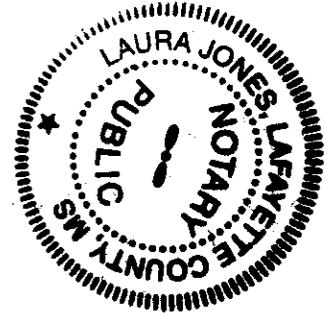
100 Courthouse Square  
Oxford, MS 38655  
(662) 234-7070

GRANTEE'S ADDRESS & TELEPHONE

5055 W. Park Boulevard, Suite 600  
Plano, TX 75093  
(972) 265-8200

This instrument prepared by:

Tollison Law Firm P.A.  
100 Courthouse Square  
Post Office Box 1216  
Oxford, Mississippi 38655  
(662)234-7070





Total County News Coverage

8885 Goodman Road • Olive Branch, MS 38654  
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e-mail: [vmarcum@dctribune.com](mailto:vmarcum@dctribune.com)

### PROOF OF PUBLICATION

#### STATE OF MISSISSIPPI COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, Jon Alverson, The Publisher of the DeSoto County Tribune, a newspaper in the City Of Olive Branch and having a general circulation in said County, who being duly Sworn, deposed and said that the publication of a Notice of which a copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, to wit:

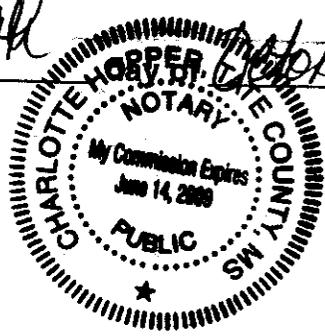
- Issue: \_\_\_\_\_, dated the 28th day of September, 2006.
- Issue: \_\_\_\_\_, dated the 5th day of October, 2006.
- Issue: \_\_\_\_\_, dated the 12th day of October, 2006.
- Issue: \_\_\_\_\_, dated the 19th day of October, 2006.

The DeSoto County Tribune has been published continuously for a period of more than one year.

[Signature]  
Publisher

Sworn and subscribed before me, this 19th day of October, 2006.

[Signature]  
Charlotte Hopper  
Notary Public



Commission expires: June 14, 2009

To: Sollison Law Firm, word count 435; ran an equivalent of four (4) weeks. \$ 182.70, plus \$3.00 for proof of publication.

Grand total owed to us: \$ 185.70

Notary Seal:



**Notice of Sale**

THE STATE OF MISSISSIPPI  
THE COUNTY OF LAFAYETTE

**SUBSTITUTED TRUSTEE'S LAND  
SALE NOTICE**

WHEREAS, on the 26th day of September, 2005, Michael W. Fletcher and his wife, Angela Fletcher, executed and delivered a Deed of Trust, securing the original principal amount of two hundred one thousand six hundred dollars and no cents (\$201,600.00) to Michael L. Biddle, Trustee, and Kellner Mortgage Investments 1, LTD, Beneficiary, which Deed of Trust is on file and record in the Office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 2319 at Page 361; and

WHEREAS, Robert D. Schultze was appointed as Substituted Trustee under the subject Deed of Trust by the instrument found in Deed of Trust Book 2526 at Page 296, dated the 21st of July, 2006, and recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made; 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, Kellner Mortgage Investments 1, LTD, 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 fee, Trustee's fees and

NOW, THEREFORE, I, Robert D. Schultze, as Substituted Trustee in said Deed of Trust, will on the 31st day of October, 2006, 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 County Courthouse at Hernando, DeSoto County, Mississippi, the following described property along with all improvements, appurtenances and fixtures, to-wit:

Lot 114, Lakeside Village, Blue Lake Springs, Phase III, situated in Section 32, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 54, Pages

19-21, all in the records of the Chancery Clerk of DeSoto County, Mississippi

It being the intention of the undersigned Substituted Trustee to sell the property described in the Deed of Trust.

I will convey only such title as is vested in me as Substituted Trustee.

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

ROBERT D. SCHULTZE,  
Substituted Trustee

This instrument prepared by:

Robert D. Schultze  
Tollison Law Firm, P.A.  
P.O. Drawer 1216  
Oxford, MS 38655  
(662) 234-7070

September 28, October 5th, 12th, 19th,  
2006

