

Prepared by ~~& Return to:~~  
Morris, Schneider & Prior  
1587 Northeast Expressway  
Atlanta, GA 30329  
770-234-9181 ext 1120

MSP # 0705897MS  
Loan # 0440188787/ Hudson

5/02/07 8:52:03  
BK 557 PG 248  
DE SOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 1905 Section H, Southaven West Subdivision, in Section 22,  
Township 1 South, Range 8 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Jeffrey Hudson and Robin Hudson executed a Deed of Trust in favor of James R. Carr, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Southpoint Financial Services, Inc., dated July 15, 2005, and recorded in Book 2267, Page 525 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to US Bank, N.A. As Trustee., by instrument dated , and recorded in the Office of the aforesaid Chancery Clerk in Book 2,682, Page 670; and

WHEREAS, US Bank, N.A. As Trustee., the legal holder of the said Deed of Trust and the Note secured thereby, substituted Priority Trustee Services of Mississippi, L.L.C. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated March 05, 2007, and recorded in Book 2682, Page 673 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, Priority Trustee Services of Mississippi, L.L.C., did on April 19, 2007, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps of the De Soto County Courthouse, 2535 Highway 51 South Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

(TAA) *Austin La*

Lot 1905 Section H, Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 3, Page 35, Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Parcel# 1085-2208.0-01905.00  
File# S13017

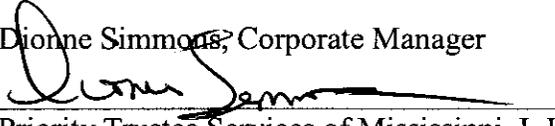
Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto Times, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on March 29, 2007, and subsequent notices appeared on 4/5/07 and 4/12/07. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on April 2, 2007, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Alan Richardson & Patsy Hughes JTROS bid for said property in the amount of \$58,401.00 and this being the highest and best bid the said Alan Richardson & Patsy Hughes JTROS was declared the successful bidder and the same was then and there struck off to Alan Richardson & Patsy Hughes JTROS.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$58,401.00, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **Alan Richardson & Patsy Hughes JTROS**, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 19 day of April, 2007.

Dionne Simmons, Corporate Manager  
  
 Priority Trustee Services of Mississippi, L.L.C.  
 Substitute Trustee

STATE OF GEORGIA  
COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> Day of April 2007, within my jurisdiction, the within named DIONNE SIMMONS, who acknowledged to me that she is CORPORATE MANAGER OF PRIORITY TRUSTEE SERVICES OF MISSISSIPPI, LLC, a corporation and a manager-managed limited liability company, and that for and on behalf of said corporation as manager of said limited liability company, and as the act and deed of said corporation as manager of said limited liability company, and as the act and deed of said limited liability company, (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said corporation and said limited liability company so to do.

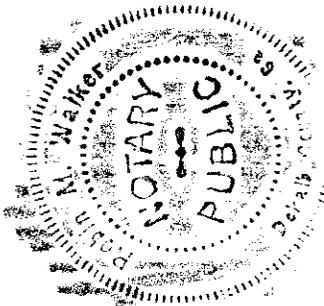
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 19 day of April, 2007.

*Robin M. Walker*  
NOTARY PUBLIC  
My Commission Expires April 12, 2008

Robin M. Walker  
Notary Public State of Georgia  
DeKalb County  
My Commission expires April 12, 2008

Grantor:  
Dionne Simmons, Corporate Manager  
Priority Trustee Services of Mississippi, L.L.C.  
1587 Northeast Expressway  
Atlanta, GA 30329  
770-234-9181

Grantee:  
Alan Richardson & Patsy Hughes JTROS  
7411 Kinston Cove  
Southaven, MS 38671  
901-219-2619



**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 3 consecutive times, as follows, to-wit:

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**  
 STATE OF MISSISSIPPI  
 COUNTY OF DE SOTO  
 WHEREAS, on July 15, 2005, Jeffrey A. Hudson and Robin A. Hudson executed and delivered a certain Deed of Trust unto James R. Carr, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Sunbelt Financial Services, Inc. to secure its indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 2287, Page 525; and WHEREAS, said Deed of Trust was subsequently assigned unto US Bank, N.A. As Trustee, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 2,662, Page 670; and WHEREAS, the holder of said Deed of Trust substituted and appointed Priority Trustee Services of Mississippi, L.L.C. as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 2882, Page 674; and WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned to do, on April 12, 2007, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at public outcry, offer to sell and will sell at the East Front Steps of the De Soto County Courthouse at 2835 Highway 51 South Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:  
 Lot 1906 Section 14, Southaven West Subdivision, in Section 22, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 3, Page 36, Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.  
 Parcel# 1085-2208.0-01905.00  
 Plat# 513017  
 Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.  
**WITNESS MY SIGNATURE, this the 29th day of March, 2007**  
 Jonathan Butler  
 Jonathan Butler, Member  
 Priority Trustee Services of Mississippi, L.L.C.  
 1587 Northeast Expressway  
 Atlanta, GA 30329  
 (770) 294-9181 ext 1120  
 0705897MS  
 PUBLISH: 3/29/07, 4/5/07 and 4/12/07

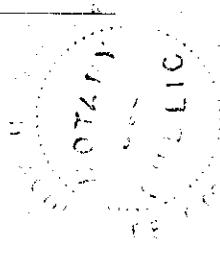
- Volume No. 112 on the 29 day of Mar., 2007
- Volume No. 112 on the 5 day of April, 2007
- Volume No. 112 on the 12 day of April, 2007
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007

*Diane Smith*

Sworn to and subscribed before me, this 12 day of April, 2007

BY *Quay A. Dawson*

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



- A. Single first insertion of 371 words @ .12 \$ 44.52
  - B. 2 subsequent insertions of 742 words @ .10 \$ 74.20
  - C. Making proof of publication and depositing to same \$ 3.00
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**PREPARED BY & RETURN TO:**  
**AUSTIN LAW FIRM, P.A.**  
 ATTORNEYS AT LAW  
 3928 COBBLESTONE DRIVE, SUITE 100  
 SOUTHAVEN, MS. 38672  
 662-890-7575

reet - On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229