

Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
404-329-8322 ext 1502

MSP # 0722309MS
Loan # 7437404056/ Stewart

4/22/08 9:36:12
BK 583 PG 66
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SS
SS

INDEXING INSTRUCTIONS: Lot 200, Section E, Fairhaven Estates Subdivision, Sections 2 and 3, Township 2 South, Range 6 West, Desoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, James Allen Stewart and Melissa K. Stewart executed a Deed of Trust in favor of Don W. Ledbetter, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Sebring Capital Partners, its successors and assigns, dated January 21, 2004, and recorded in Book 1932, Page 0292 of the Land Records of De Soto County, Mississippi; and

WHEREAS, Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Sebring Capital Partners, its successors and assigns, the legal holder of the said Deed of Trust and the Note secured thereby, substituted Nationwide Trustee Services, Inc. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated January 14, 2008, and recorded in Book 2,847, Page 327 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, Nationwide Trustee Services, Inc., did on March 27, 2008, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps door 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:

Lot 200, Section E, Fairhaven Estates Subdivision, Sections 2 and 3, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 74, Pages 17 and 18, in the Chancery's Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

4

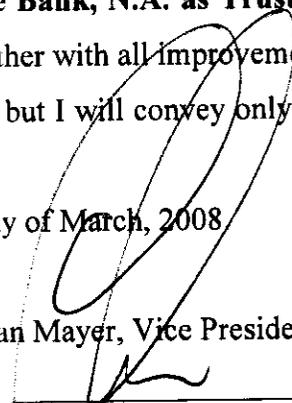
Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto Times Today, 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 6, 2008, and subsequent notices appeared on 03/13, and 03/20/08. 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 March 6, 2008, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee bid for said property in the amount of \$149,600.00 and this being the highest and best bid the said The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee was declared the successful bidder and the same was then and there struck off to The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$149,600.00, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee**, 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 27 day of March, 2008

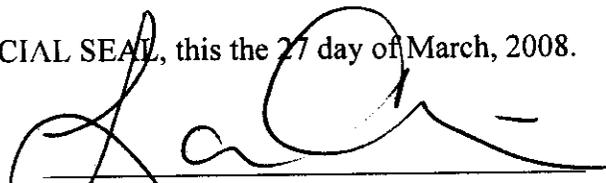

Christian Mayer, Vice President

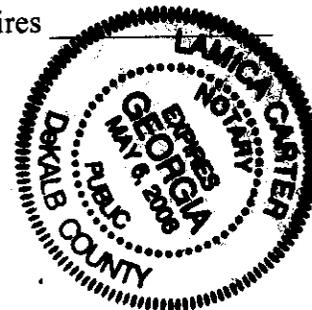
Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 27 Day of March, 2008, within my jurisdiction, the within named CHRISTIAN MAYER, who acknowledged to me that he is VICE PRESIDENT OF NATIONWIDE TRUSTEE SERVICES, INC, a corporation, and that for and on behalf of said corporation as Vice President, and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 27 day of March, 2008.


NOTARY PUBLIC
My Commission Expires



Grantor:
Christian Mayer
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
770-234-9181

Grantee:
The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee

1100 Virginia Drive
Fort Washington, PA 19034
800-850-4622



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 January 21, 2004, James Allen Stewart and Melissa K. Stewart executed and delivered a certain Deed of Trust unto Don W. Ledbetter, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Sebring Capital Partners, its successors and assigns, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 1832, Page 0292; and

WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 2,847, Page 327; 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 so to do, on March 27, 2008, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East Front Steps of the De Soto County Courthouse in Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:

Lot 200, Section E, Fairhaven Estates Subdivision, Sections 2 and 3, Township 2 South, Range 6 West, as shown on plat of record in Plat Book 74, Pages 17 and 18, in the Chancery's Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

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 3rd day of March, 2008

Christian Mayer
Christian Mayer, Vice President
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
(770) 234-9181 ext 1502
0722309MS
PUBLISH: 03/08, 03/13, 03/20/08

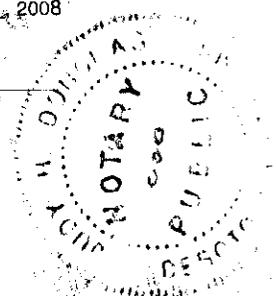
- Volume No. 113 on the 6 day of Mar., 2008
- Volume No. 113 on the 13 day of Mar., 2008
- Volume No. 113 on the 20 day of Mar., 2008
- Volume No. _____ on the _____ day of _____, 2008
- Volume No. _____ on the _____ day of _____, 2008
- Volume No. _____ on the _____ day of _____, 2008

Diane Smith

Sworn to and subscribed before me, this 20 day of Mar., 2008

BY *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 337 words @ .12 \$ 40.44
 B. 2 subsequent insertions of 674 words @ .10 \$ 67.40
 C. Making proof of publication and depositing to same \$ 3.00
 TOTAL PUBLISHER'S FEE: \$ 110.84