

Prepared by & Return to:
PRIORITY TRUSTEE SERVICES
OF MS, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181 ext 1120

MSP # 0710464MS
Loan # 24137408/ Anderson

4/30/08 10:25:32 SS
BK 583 PG 446
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 229, Neighborhood C, Cherry Tree Park Subdivision,
situated in Section 16, Township 2 South, Range 7 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Eddie L. Anderson executed a Deed of Trust in favor of Robert S. Coleman, Jr. P.A., Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for NovaStar Mortgage, Inc., dated October 27, 2006, and recorded in Book 2598, Page 232 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to J.P MORGAN MORTGAGE ACQUISITION CORP, by instrument dated April 30, 2007 and made effective April 25, 2007, and recorded in the Office of the aforesaid Chancery Clerk in Book 2742, Page 89; and

WHEREAS, JPMORGAN ~~MORGAN~~ MORTGAGE ACQUISITION CORP., the legal holder of the said Deed of Trust and the Note secured thereby, substituted PRIORITY TRUSTEE SERVICES OF MS, L.L.C. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated April 26, 2007, and recorded in Book 2742, Page 94 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 MS, L.L.C., did on January 31, 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:

Austin

504-08-0192

4

Lot 229, Neighborhood C, Cherry Tree Park Subdivision, situated in Section 16, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 94 at Pages 40 and 41 in the office of the Chancery Clerk of DeSoto County, Mississippi.

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 January 10, 2008, and subsequent notices appeared on 1/17/08 and 1/24/08. 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 January 10, 2008, and everything necessary to be done was done to make and effect a good and lawful sale.

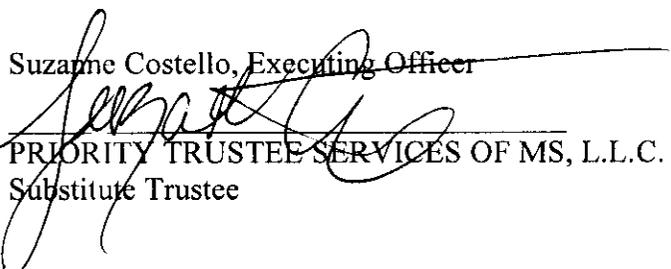
At said sale JPMORGAN ~~MORGAN~~ ^{MORTGAGE} ACQUISITION CORP. bid for said property in the amount of \$233,750.00 and this being the highest and best bid the said JPMORGAN ~~MORGAN~~ ^{MORTGAGE} ACQUISITION CORP. was declared the successful bidder and the same was then and there struck off to JPMORGAN ~~MORGAN~~ ^{MORTGAGE} ACQUISITION CORP..

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$233,750.00, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto JPMORGAN ~~MORGAN~~ ^{MORTGAGE} ACQUISITION CORP., 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 31 day of January, 2008.

Suzanne Costello, Executing Officer

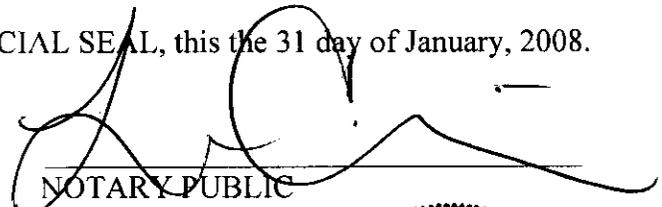


 PRIORITY TRUSTEE SERVICES OF MS, L.L.C.
 Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 31 Day of January, 2008, within my jurisdiction, the within named SUZANNE COSTELLO, who acknowledged to me that she is EXECUTING OFFICER OF PRIORITY TRUSTEE SERVICES OF MISSISSIPPI, LLC, a manager-managed limited liability company, as manager of said limited liability company, and as the act and deed of said limited liability company, she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 31 day of January, 2008.


NOTARY PUBLIC
My Commission Expires



Grantor:
Suzanne Costello, Executing Officer
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
800-548-7916

Grantee:
JPMORGAN MORGAN ACQUISITION CORP.
10790 Rancho Bernardo Road
San Diego, CA 92127
800-548-7916



1/28/sale 1/31/08

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:

NOTICE OF SALE
 WHEREAS, on October 22, 2007, Robert S. Coleman, Jr., P.A., Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Novastar Mortgage, Inc., 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 2205, Page 232; and

WHEREAS, said Deed of Trust was subsequently assigned unto J.P. MORTGAIN MORTGAGE ACQUISITION CORP. by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 2742, Page 69; and

WHEREAS, the holder of said Deed of Trust substituted and appointed **PRIORITY TRUSTEES SERVICES OF MS, L.L.C.** as Trustee in said Deed of Trust; 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 so, on January 22, 2008, I will, during the hour (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 First Floor Steps of the De Soto County Courthouse of 2000 Highway 51 South, Hernando, Mississippi, for cash to the highest bidder, the following described land and things thereon:

Lot: 2000 Highway 51 South, Hernando, Mississippi

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.

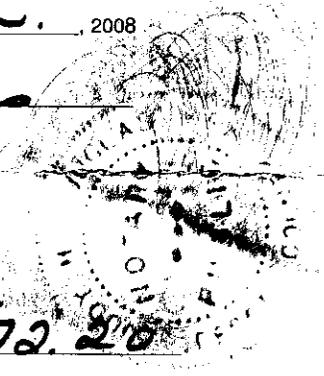
- Volume No. 113 on the 10 day of Jan., 2008
- Volume No. 113 on the 17 day of Jan., 2008
- Volume No. 113 on the 24 day of Jan., 2008
- Volume No. _____ on the _____ day of _____, 2008
- Volume No. _____ on the _____ day of _____, 2008
- Volume No. _____ on the _____ day of _____, 2008

Diane Smith

Sworn to and subscribed before me, this 24 day of Jan., 2008

BY Jay 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 361 words @ .12 \$ 43.32
 - B. 2 subsequent insertions of 722 words @ .10 \$ 72.20
 - C. Making proof of publication and depositing to same \$ 3.00
- PUBLISHER'S FEE: \$ 118.52

