

Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, Ga 30329
770-234-9181

INDEXING INSTRUCTIONS: Lot 18, The Park at Pigeon Roost, located in Section 34,
Township 1 South, Range 6 West, Desoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Frederic A. Bauer and Beth Bauer executed a Deed of Trust in favor of Jeanine B. Saylor, Trustee, securing an indebtedness to 1st Trust Bank for Savings, dated August 19, 2003, and recorded in Book 1804, Page 713 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Chase Manhattan Mortgage Corporation, by instrument dated August 19, 2003, and recorded in the Office of the aforesaid Chancery Clerk in Book 1855, Page 307; and

WHEREAS, Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation., 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 August 6, 2008, and recorded in Book 2935, Page 169 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 November 13, 2008, 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, 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 18, The Park at Pigeon Roost, located in Section 34, Township 1 South, Range 6 West, Desoto County, Mississippi, as recorded in Plat Book 77, pages 14-15, 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 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 October 23, 2008, and subsequent notices appeared on 10/30/2008 and 11/06/2008. 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 October 17 2008, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation bid for said property in the amount of \$124,677.94 and this being the highest and best bid the said Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation was declared the successful bidder and the same was then and there struck off to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation.

WHEREAS, Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation, has requested transfer and assignment of its bid to Secretary of Housing and Urban Development and has instructed the undersigned to convey the property described above to Secretary of Housing and Urban Development and the undersigned by execution of this instrument does hereby transfer and assign all rights, title and interest of Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation as the highest and best bidder to Secretary of Housing and Urban Development, pursuant to the authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$124,677.94, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto the said **Secretary of Housing and Urban Development**, Washington, D.C., his 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 13 day of November, 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 13 Day of November, 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 13 day of November,



Lanquana Trezevant
NOTARY PUBLIC
My Commission Expires May 29, 2010

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

Lanquana Trezevant
Notary Public, State of Georgia
My Commission Expires May 29, 2010

Grantee:
Secretary of Housing and Urban Development
Hooks Van Holms, Inc.
The Noble Bldg
1021 Noble Street Suites, 212-221
Anniston, AL 38201
256-241-1415

DESOTO TIMES-TRIBUNE

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-Tribune, 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 DESOTO
WHEREAS, on August 18, 2008, Frederic A. Bauer and Beth Bauer executed and delivered a certain Deed of Trust unto Jeanine B. Saylor, Trustee for the benefit of 1st Trust Bank for Savings, 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 1804, Page 713; and WHEREAS, said Deed of Trust was subsequently assigned unto Chase Manhattan Mortgage Corporation, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 1855, Page 397; and WHEREAS, the holder of said Deed of Trust subsequently assigned the same to the undersigned, who is a duly qualified Substituted Trustee, as provided in said Deed of Trust by the instrument recorded in the Office of the aforesaid Chancery Clerk Book 1855, Page 188; and

- Volume No. 113 on the 23 day of Oct., 2008
- Volume No. 113 on the 30 day of Oct., 2008
- Volume No. 113 on the 6 day of Nov., 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 6 day of Nov., 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 339 words @ .12 \$ 40.68
 B. 2 subsequent insertions of 678 words @ .10 \$ 67.80
 C. Making proof of publication and depositing to same \$ 3.00
 TOTAL PUBLISHER'S FEE: \$ 111.48

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 November 13, 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 at South Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:
 Lot 18, The Park at Pigeon Roost, located in Section 34, Township 1 South, Range 6 West, Desoto County, Mississippi, as recorded in Plat Book 77, pages 14-15, in the office of The Chancery Clerk of Desoto County, 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.
 WITNESS MY SIGNATURE, this the 18th day of October, 2008
 Christian Mayer
 Christian Mayer, Vice President
 Nationwide Trustee Services, Inc.
 1367 Northpark Expressway
 Atlanta, GA 30328
 (770) 428-1811 ext. 6000
 PUBLISHED 10/22/2008
 10/22/2008, and 11/06/2008