

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

BC 1/27/09 12:11:46
BK 601 PG 728
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 42, Section A, Deerchase Subdivision, situated in Section 4,
Township 2 South, Range 7 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, P. Darrin Chunn and Michelle R. Chunn executed a Deed of Trust in favor of Arnold Weiss, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Pulaski Mortgage Company, dated December 2, 2002, and recorded in Book 1614, Page 451 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Countrywide Home Loans, Inc., by instrument dated January 30, 2008, and recorded in the Office of the aforesaid Chancery Clerk in Book 2,873, Page 758; and

WHEREAS, Countrywide Home Loans, Inc., 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 February 01, 2008 and recorded in Book 2873, Page 761 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 January 8, 2009, 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, 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:

4

Lot 42, Section A, Deerchase Subdivision, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 71, Page 4, 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 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 December 18, 2008 and subsequent notices appeared on 12/25/08 and 01/01/09. 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, December 18, 2008 and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Countrywide Home Loans, Inc. bid for said property in the amount of \$165,416.07 and this being the highest and best bid the said Countrywide Home Loans, Inc. was declared the successful bidder and the same was then and there struck off to Countrywide Home Loans, Inc..

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$165,416.07, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto the said **Countrywide Home Loans, Servicing L.P.**, 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 8 day of January, 2009.

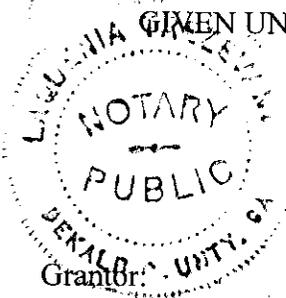
Christian Mayer, Vice President

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 08 Day of January, 2009, 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 8 day of January, 2009.



[Signature]
NOTARY PUBLIC
My Commission Expires May 29, 2010

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

Laquante Trezevant
Notary Public, State of Georgia
DeKalb County
My Commission Expires May 28, 2010

Grantee:
Countrywide Home Loans, Servicing L.P
P.O. Box 10232
Simi Valley, CA 93065
805-520-5100

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 DE SOTO
 WHEREAS, on December 2, 2008, P. Dawn Churn and Michelle R. Churn executed and delivered a certain Deed of Trust into Arnold Weiss, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Pulsad Mortgage Company, 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 1614, Page 451; and
 WHEREAS, said Deed of Trust was subsequently assigned unto Countrywide Home Loans, Inc., by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 2,673, Page 756; 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 2673, Page 756; and
 WHEREAS, default having been made in the payments of installments provided by said Deed of Trust, the holder of said Deed of Trust, having requested the undersigned as to do, on January 8, 2009, 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 Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:
 Lot 42, Section A, Deerchase Subdivision, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 71, Page 4, 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.
WITNESSES - MY SIGNATURE,
 this the 24th day of November, 2008
 Christian Meyer
 Christian Meyer, Vice President
 Nationwide Trustee Services, Inc.
 1287 Westwood
 Memphis, TN 38117
 (901) 714-1100
 FAX: (901) 714-1100
 12/15/08, 12/22/08, 12/29/08

- Volume No. 113 on the 18 day of Dec., 2008
- Volume No. 113 on the 25 day of Dec., 2008
- Volume No. 113 on the 1 day of Jan., 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 2 day of Jan, 2009

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 345 lines @ ^{.12}/_{.10} \$ 41.40
 B. 2 subsequent insertions of 690 lines @ ^{.16}/_{.08} \$ 69.00
 C. Making proof of publication and deposing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 113.40

