

Prepared by & Return to:
PRIORITY TRUSTEE SERVICES OF MS,
L.L.C.

File # 0612842MS

~~1587~~ 1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

Grantor:
Mark A. Baker
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181 /NA

Grantee:
SunTrust Bank, successor in interest to National Bank of Commerce, FSB
901 Semmes Avenue
Richmond, VA 23224
804-319-2355 /NA

INDEXING INSTRUCTIONS:

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Robert E. Mills executed a Deed of Trust in favor of R. Grattan Brown and Charles A. Neale, Trustee, securing an indebtedness to NBC Bank FSB, dated May 24, 2002, and recorded in Book 1517, Page 0334 of the Land Records of De Soto County, Mississippi; and

WHEREAS, SunTrust Bank, successor in interest to National Bank of Commerce, FSB, 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 November 19, 2008, and recorded in Book 3036, Page 68 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 August 20, 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, 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:

All that parcel of land in City of Olive Branch, DeSoto County, State of Mississippi, as more fully described in Deed Book 252 Page 323 ID#1067351300027600, being known and designated as Lot 276 Magnolia Estates Subdivision, Section G, Section 6, Township 1 South, Range 6 West, Filed in Plat Book 40 Page 27. By Fee Simple Deed from Reeves-Williams, Inc. A Mississippi Corporation as set forth in Deed Book 252, Page 323 Dated 12-16-1992 and recorded 12-18-1992 DeSoto County records, State of 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 July 30, 2009, and subsequent notices appeared on 08/06/2009, and 08/13/2009. 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 July 30, 2009, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale SunTrust Bank, successor in interest to National Bank of Commerce, FSB bid for said property in the amount of \$67,150.00 and this being the highest and best bid the said SunTrust Bank, successor in interest to National Bank of Commerce, FSB was declared the successful bidder and the same was then and there struck off to SunTrust Bank, successor in interest to National Bank of Commerce, FSB.

WHEREAS, SunTrust Bank, successor in interest to National Bank of Commerce, FSB, has requested transfer and assignment of its bid to **SunTrust Bank** and has instructed the undersigned to convey the property described above to **SunTrust Bank** and the undersigned by execution of this instrument does hereby transfer and assign all rights, title and interest of SunTrust Bank, successor in interest to National Bank of Commerce, FSB as the highest and best bidder to **SunTrust Bank**, 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 \$67,150.00, cash in hand paid, receipt of which is hereby acknowledged, I, the

undersigned Substitute Trustee, do hereby sell and convey unto **SunTrust Bank** 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 20 day of August, 2009.

Mark A. Baker, Member

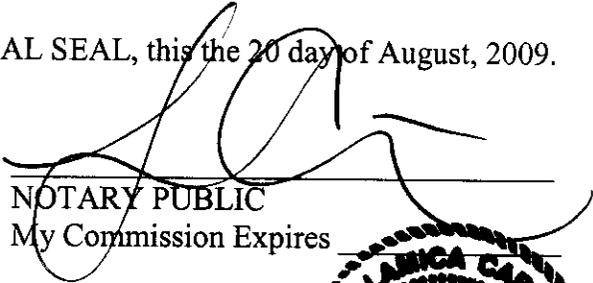
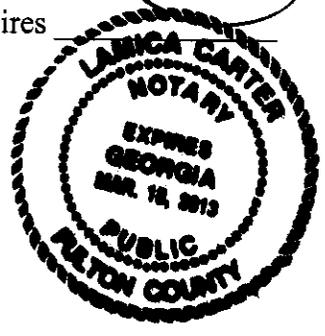


PRIORITY TRUSTEE SERVICES OF MS, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

PERSONALLY APPEARED BEFORE ME, PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said County and State, on this 20 day of August, 2009, within my jurisdiction, the within named Mark A. Baker, who acknowledged to me that he is Manager of Priority Trustee Services of Mississippi, L.L.C., a manager-managed limited liability company, and as manager of said limited liability company, he executed the above 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 20 day of August, 2009.


NOTARY PUBLIC
My Commission Expires

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 DE SOTO**

WHEREAS, on May 24, 2002, Robert E. Mills and Terri C. Mills executed and delivered a certain Deed of Trust unto R. Grattan Brown and Charles A. Neale, Trustees for the benefit of NBC Bank FSB, 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 1517, Page 0394; and

WHEREAS, the holder of said Deed of Trust substituted and appointed PRIORITY TRUSTEE SERVICES OF MS, L.L.C., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 3036, Page 66; 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 August 20, 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 DeSoto 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:

All that parcel of land in City of Olive Branch, DeSoto County, State of Mississippi, as more fully described in Deed Book 252 Page 323 ID#1067351300027800, being known and designated as Lot 279 Magnolia Estates Subdivision, Section 8, Township 1 South, Range 6 West, Filed in Plat Book 40 Page 27. By Fee Simple Deed from Reeves-Williams, Inc. A Mississippi Corporation as set forth in Deed Book 252, Page 323 Dated 12-16-1992 and recorded 12-18-1992 DeSoto County records, State of Mississippi

- Volume No. 114 on the 30 day of July, 2009
- Volume No. 114 on the 6 day of Aug., 2009
- Volume No. 114 on the 13 day of Aug., 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

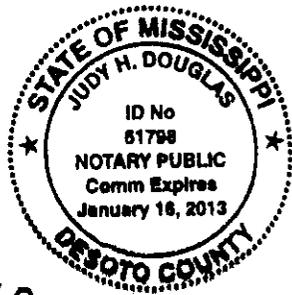
Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.
WITNESS MY SIGNATURE, this the 15th day of July, 2009
Charity Bridgewater
Charity Bridgewater, Member
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30829
(770) 234-8181 ext
0612842MS
PUBLISH: 07/30/2009, 08/06/2009, and 08/13/2009

Diane Smith

Sworn to and subscribed before me, this 13 day of Aug., 2009

BY *Judy H. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 357 words @ .12 \$ 42.84
 - B. 2 subsequent insertions of 714 words @ .10 \$ 71.40
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 117.24