

Prepared by: Shapiro & Massey, L.L.P. J. Gary Massey, MSB No. 1920 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 S&M No. 09-102831	Return to:  Shapiro & Massey, L.L.P. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXXXX6533
---	---

GRANTOR	GRANTEE
J. Gary Massey Shapiro & Massey, LLP 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601) 981-9299	Wells Fargo Bank, NA as Trustee of the Lehman Mortgage Trust 2007-1 Trust Fund c/o OneWest Bank FSB 2900 Esperanza Crossing Austin, Texas 78758 877-908-4357

SUBSTITUTED TRUSTEES DEED

INDEX: Lot 24, Hallum Estates Sub., Sec 25, T1S, R9W, DeSoto Co., MS

WHEREAS, on July 25, 2006, David M. Alaniz, executed a Deed of Trust to Austin Law Firm, P.A., Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., which Deed of Trust is filed for record in Book 2526 at Page 665 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to OneWest Bank FSB by instrument dated July 7, 2009 and recorded in Book 3058 at Page 178 of the aforesaid Chancery Clerk's office; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, OneWest Bank FSB, substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated July 17, 2009, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 3062 at Page 274 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in

payment of said amount and the Substituted Trustee having been requested and directed by OneWest Bank FSB to foreclose under the terms of said Deed of Trust, I did on September 3, 2009, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Front Door of the County Courthouse of De Soto County, located at Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in De Soto County, Mississippi, being more particularly described as follows, to wit:

(See Exhibit A)

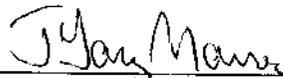
Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in the DESOTO TIMES-TRIBUNE, a newspaper published in De Soto County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on August 13, 20 and 27, 2009, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the East Front Door of the County Courthouse of De Soto County, Hernando, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, OneWest Bank FSB bid for said property in the amount of \$92,250.00, which being the highest and best bid, the same was then and there struck off to OneWest Bank FSB, and it was declared the purchaser thereof.

WHEREAS, OneWest Bank FSB has requested transfer and assignment of its bid to the Wells Fargo Bank, NA as Trustee of the Lehman Mortgage Trust 2007-1 Trust Fund and has authorized the undersigned to convey the property described above to Wells Fargo Bank, NA as Trustee of the Lehman Mortgage Trust 2007-1 Trust Fund; and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title and interest of OneWest Bank FSB as the highest and best bidder to Wells Fargo Bank, NA as Trustee of the Lehman Mortgage Trust 2007-1 Trust Fund pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto Wells Fargo Bank, NA as Trustee of the Lehman Mortgage Trust 2007-1 Trust Fund the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, on September 3, 2009.



J. Gary Massey, Substituted Trustee

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on this the Third day of September, 2009, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.



Notary Public

My commission expires:



(Exhibit A)

Lot 24, Hallum Estates Subdivision, located in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as recorded in Plat Book 74, Page 14, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on July 25, 2006, David M. Alaniz executed a certain deed of trust to Austin Law Firm, P.A., Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., which deed of trust is of record in the office of the Chancery Clerk of De Soto County, State of Mississippi in Book 2528 at Page 865; and

WHEREAS, said Deed of Trust was subsequently assigned to OneWest Bank FSB by Instrument dated July 7, 2009 and recorded in Book 3058 at Page 178 of the aforesaid Chancery Clerk's office; and

WHEREAS, OneWest Bank FSB has heretofore substituted J. Gary Massey as Trustee by instrument dated July 17, 2009 and recorded in the aforesaid Chancery Clerk's Office in Book 3062 at Page 274; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale.

NOW, THEREFORE, I, J. Gary Massey, Substituted Trustee in said deed of trust, will on September 3, 2009 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the East Front Door of the County Courthouse of De Soto County, located at Hernando, Mississippi, is the highest and best bidder for cash the following described property situated in De Soto County, State of Mississippi, to-wit:

Lot 24, Hallum Estates Subdivision, located in Section 25, Township 1 South, Range 8 West, DeSoto

- Volume No. 114 on the 13 day of Aug., 2009
Volume No. 114 on the 20 day of Aug., 2009
Volume No. 114 on the 27 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

Diane Smith (handwritten signature)

Sworn to and subscribed before me, this 27 day of Aug., 2009

Judy H. Douglas (handwritten signature)

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



- A. Single first insertion of 393 words @ .12 \$ 47.16
B. 2 subsequent insertions of 786 words @ .10 \$ 78.60
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 128.76

County, Mississippi, as recorded in Plat Book 74, Page 14, in the Office of the Chancery Clerk of DeSoto County, Mississippi. I WILL CONVEY only such title as vested in me as Substituted Trustee. WITNESS MY SIGNATURE on this 10th day of August, 2009. J. Gary Massey SUBSTITUTED TRUSTEE Shapiro & Massey, L.L.P. 1810 Lakeside Drive Suite B Jackson, MS 39216 (601)981-9238 6006 South Mills Way Vicksburg, MS 39360 66-102831DT Publication Date: August 13, 20 and 27, 2009

6397 • Fax: 662.429.5229