

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. 08-100191	Return to:  Shapiro & Massey, L.L.P. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXX5388
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GRANTOR	GRANTEE
J. Gary Massey Shapiro & Massey, LLP 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601) 981-9299	U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes 1661 Worthington Road; Suite 100 P.O. Box 24737 West Palm Beach, Florida 33415 Mediations: 866-788-6435

**SUBSTITUTED TRUSTEES DEED**

INDEX: Lot 257, Sec. G, Magnolia Estates S/D, Sec. 35, T-1-S, R-6-W, Olive Branch, DeSoto Co/MS

WHEREAS, on May 13, 2005, Christopher Armstrong and Shannon Armstrong, executed a Deed of Trust to Amy Mandart, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., which Deed of Trust is filed for record in Book 2,227 at Page 128 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes by instrument dated February 5, 2008 and recorded in Book 2,863 at Page 1 of the aforesaid Chancery Clerk's office; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes, 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 February 7, 2008, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 2863 at Page 4 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 U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes to foreclose under the terms of said Deed of Trust, I did on September 10, 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 DeSoto 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 DeSoto 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 DeSoto County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on August 20, 27, and September 3, 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 DeSoto 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, U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes bid for said property in the amount of \$85,560.00, which being the highest and best bid, the same was then and there struck off to U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, on September 10, 2009.

*J. Gary Massey*

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 Tenth 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.

*Carrie E. Fancher*

Notary Public

My commission expires:



(Exhibit A)

Lot 257, Section "G", Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, as per plat thereof recorded in Plat Book 40, Page 27, in the Chancery Clerk's office of DeSoto County, Mississippi.

Being the same property conveyed to grantors herein by Warranty Deed of even date being recorded simultaneously herewith.

# 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 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 publication in said county, and that the publication of the notice, a copy of which is hereinafter set forth, has been made in said paper 3 consecutive times, as follows, to-wit:

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on May 13, 2005, Christopher Armstrong and Shannon Armstrong executed a certain deed of trust to Amy Mandart, 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 DeSoto County, State of Mississippi in Book 2,227 at Page 128; and

WHEREAS, said Deed of Trust was subsequently assigned to U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes by instrument dated February 5, 2008 and recorded in Book 2,863 at Page 1 of the aforesaid Chancery Clerk's office; and

WHEREAS, U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes has heretofore substituted J. Gary Massey as Trustee by instrument dated February 7, 2008 and recorded in the aforesaid Chancery Clerk's Office in Book 2863 at Page 4; 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, U.S. Bank National Association, successor in interest to Wachovia Bank, N.A. as Indenture Trustee on behalf of the Noteholders of Aegis Asset Backed Securities Trust 2005-3, Mortgage-Backed Notes, 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 expense of sale.

- Volume No. 114 on the 20 day of Aug., 2009
- Volume No. 114 on the 27 day of Aug., 2009
- Volume No. 114 on the 3 day of Sept., 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 3 day of Sept., 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 484 words @ .12 \$ 58.08
  - B. 2 subsequent insertions of 968 words @ .10 \$ 96.80
  - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 157.88

NOW, THEREFORE, I, J. Gary Massey, Substituted Trustee in said deed of trust, will on September 10, 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 DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 257, Section "G", Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, as per plat hereof recorded in Plat Book 40, Page 27, in the Chancery Clerk's office of DeSoto County, Mississippi.

Being the same property conveyed to grantors herein by Warranty Deed of even date being recorded simultaneously herewith.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 11th day of August, 2009.

J. Gary Massey  
SUBSTITUTED TRUSTEE  
Shapiro & Massey, L.L.P.  
1910 Lakeland Drive  
Suite B  
Jackson, MS 39216  
(601)981-9299  
10035 Willford Drive  
Olive Branch, MS 38654  
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