

PREPARED BY:

*ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
Bar #1131*

Grantor:
Lem Adams, III
P.O. Box 400
Brandon, MS 39043
(601) 825-9508

RETURN TO:

*ADAMS & EDENS ^{sw}
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
Bar #1131*

Grantee:
Bank of America, N.A.
P O Box 9000,
Getzville, NY 14068-9000
1-800-846-2222

Bank of America, N.A./Sheetz
INDEXING INSTRUCTIONS:
Lot 1, Green Acres Estates S/D, Section 31,
T3S, R7W, DeSoto County, MS
Plat Book 6 Page 42

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on June 28, 1994, Russell G. Sheetz and wife, Leslie E. Klewin, executed a Deed of Trust to Delta Title Company of Memphis, Tennessee, Trustee for the use and benefit of National Mortgage Company, which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book 713 at Page 622 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of said Deed of Trust, substituted LEM ADAMS, III, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 3067 at Page 231, thereof, the said Lem Adams, III, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Bank of America, N.A. fka Bank of America Mortgage fka Nationsbanc Mortgage Corporation sbm Boatman's National Mortgage Corporation fka National Mortgage Company, the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in DeSoto County Times, a newspaper published in the City of Hernando, DeSoto County, State of Mississippi, on the following dates, to-wit: September 1, 8, 15, 2009, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 30th day of August, 2009, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 22nd day of September, 2009, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 1, Green Acres Estates Subdivision, as shown on plat of said subdivision of record in Plat Book 6, Pages 42-44, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 31, Township 3 South, Range 7 West.

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for Bank of America, N.A., bidding the sum of Seventy-Four Thousand Seven Hundred Ninety-Four and 92/100 Dollars (\$74,794.92) for all of the above-described property and said property was struck off to Bank of America, N.A., for said amount, and said bidder was declared the purchaser thereof.

WHEREAS, in the Appointment of Substitute Trustee hereinbefore referred to, Bank of America, N.A., authorized Lem Adams, III, Substitute Trustee, to transfer and assign this bid to the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, in the event Bank of America, N.A. was the last and highest bidder at the sale, which event has taken place; and whereas, by the execution of this instrument, the said Lem Adams, III, Substitute Trustee, does hereby transfer and assign all of the rights, title and interest of Bank of America, N.A. as last and highest bidder, to the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America.

NOW THEREFORE, in consideration of the premises and the sum of Seventy-Four Thousand Seven Hundred Ninety-Four and 92/100 Dollars (\$74,794.92), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, SUBSTITUTE TRUSTEE, does hereby sell and convey to the **Secretary of Veterans Affairs, an Officer of the United States of America**, all of the above-described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 22nd day of September, 2009.

LEM ADAMS III
LEM ADAMS, III
SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEM ADAMS, III, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22nd day of September, 2009.

Sonja A. Roper
NOTARY PUBLIC

My Commission Expires:

2-9-2012



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

WHEREAS, on June 28, 1994, Russell G. Sheetz and wife, Leslie E. Kewin, executed a Deed of Trust to Delta Title Company of Memphis, Tennessee, Trustee for the use and benefit of National Mortgage Company, which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book 713 at Page 622, thereof; and

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Lem Adams, III, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3067 at Page 231, thereof; and

WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust so to do, notice is hereby given that I, Lem Adams, III, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the East front door of the DeSoto County Courthouse at Hernando, Mississippi, on the 22nd day of September, 2009, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

Lot 1, Green Acres Estates Subdivision, as shown on plat of said subdivision of record in Plat Book 8, Pages 42-44, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which recorded plat reference is made for a more particular description. Said lot being situated in Section 31, Township 3 South, Range 7 West.

- Volume No. 114 on the 1 day of Sept., 2009
- Volume No. 114 on the 18 day of Sept., 2009
- Volume No. 114 on the 15 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

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.
WITNESS my signature, on this the 25th day of August, 2009.
LEM ADAMS, III
SUBSTITUTE TRUSTEE
PREPARED BY:
ADAMS & EDENS
Foreclosure Department
POST OFFICE BOX 400
BRANDON, MISSISSIPPI
39043
(601) 825-9508
A&E File #23231
PUBLISH: September 1, 8, 15, 2009

Diane Smith

Sworn to and subscribed before me, this 15 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 390 words @ .12 \$ 46.80
 - B. 2 subsequent insertions of 780 words @ .10 \$ 78.00
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 127.80

Exhibit "A"