

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

File # 092798811

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

Grantee:  
Secretary of Veterans Affairs  
The Department of Veterans Affairs  
1600 Woodrow Wilson Avenue  
Jackson, MS. 39216  
(601) 713-1178

INDEXING INSTRUCTIONS: Lot 227, Neighborhood C, Cherry Tree Park. Subdivision situated in Section 16, Township 2 South, Range 7 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Rodney Allen Thomason and Amanda Thomason executed a Deed of Trust in favor of Monte S. Connell, Trustee, securing an indebtedness to American Mortgage Services, Inc., dated September 25, 2007, and recorded in Book 2795, Page 667 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc., its successors and assigns, by instrument dated August 3, 2009, and recorded in the Office of the aforesaid Chancery Clerk in Book 3072, Page 186; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc., its successors and assigns, 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 August 19, 2009, and recorded in Book 3072, Page 189 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 October 15, 2009, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps of the De Soto County Courthouse in 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:

Lot 227, Neighborhood C, Cherry Tree Park. Subdivision, situated in Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat hereon recorded in Plat Book 94, Pages 40-41, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to the Grantor by Warranty Deed from Welcome Home Properties, LLC, and recorded in the aforesaid Clerk's office, simultaneously herewith.

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 September 24, 2009, and subsequent notices appeared on 10/01/2009, and 10/08/2009. 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 September 24, 2009, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc., its successors and assigns bid for said property in the amount of \$204,461.60 and this being the highest and best bid the said Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc., its successors and assigns was declared the successful bidder and the same was then and there struck off to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc., its successors and assigns.

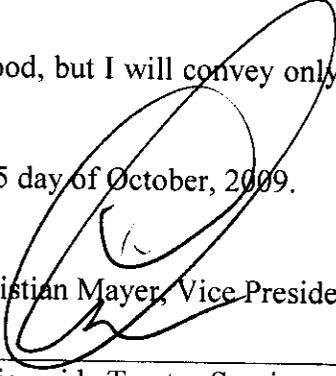
WHEREAS, Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc., its successors and assigns, has requested transfer and assignment of its bid to Secretary of Veterans Affairs, Washington D.C., his successors and assigns and has

instructed the undersigned to convey the property described above to Secretary of Veterans Affairs, Washington D.C., his successors and assigns and the undersigned by execution of this instrument does hereby transfer and assign all rights, title and interest of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc., its successors and assigns as the highest and best bidder to Secretary of Veterans Affairs, Washington D.C. and his successors and assigns, 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 \$204,461.60, cash in hand paid, receipt of which is hereby acknowledged, the undersigned Substitute Trustee, do hereby sell and convey unto the said **Secretary of Veterans Affairs**, Washington, D.C., 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 15 day of October, 2009.

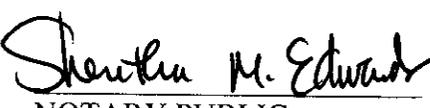
  
Christian Mayer, Vice President

Nationwide Trustee Services, Inc.  
Substitute Trustee

STATE OF GEORGIA  
COUNTY OF FULTON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15<sup>th</sup> Day of October, 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 15 day of October, 2009.

  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

Notary Public, Fulton County, Georgia  
My Commission Expires Jan. 22, 2013



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 September 25, 2007, Rodney Allen Thomason and Amanda Thomason executed and delivered a certain Deed of Trust unto Monte S. Connell, Trustee for the benefit of American Mortgage Services, Inc., 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 2795, Page 667; and

WHEREAS, said Deed of Trust was subsequently assigned unto Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc., its successors and assigns, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 3072, Page 186; 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 3072, Page 186; 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 October 15, 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:

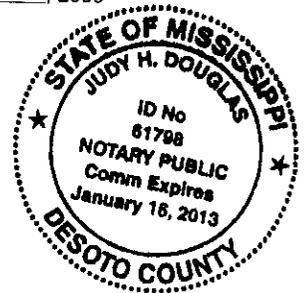
- Volume No. 114 on the 24 day of Sept., 2009
Volume No. 114 on the 1 day of Oct., 2009
Volume No. 114 on the 8 day of Oct., 2009
Volume No. on the day of 2009
Volume No. on the day of 2009
Volume No. on the day of 2009

Diane Smith (handwritten signature)

Sworn to and subscribed before me, this 8 day of Oct., 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 378 words @ .12 \$ 45.36
B. 2 subsequent insertions of 756 words @ .10 \$ 75.60

and depositing to same \$ 3.00

FE: \$ 123.96

Lot 227, Neighborhood C, Cherry Tree Park, Subdivision, situated in Section 16, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 94, Pages 48-41, in the Office of the Chancery Clerk of DeSoto County, Mississippi. Being the same property conveyed to the Grantor by Warranty Deed from the same Home Properties, LLC, and recorded in the aforesaid Clerk's office, simultaneously herewith. 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 10th day of September, 2009

Christian Mayer, Vice President Nationwide Trustee Services, Inc.

1567 Northwest Expressway Atlanta, GA 30329 (770) 234-9181 ext 082798845

PUBLISHED: 08/24/2009, 10:08:20:00