

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

File # 0932322MS

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

Grantee:
Federal National Mortgage Association
PO Box 650043,
Dallas, TX 75265-0043
[REDACTED] | *NA*

INDEXING INSTRUCTIONS: Lot 88, Section A, River Oaks Subdivision, in Sections 2 & 3,
Township 2 South, Range 8 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Pablo Miranda and Lidia Miranda executed a Deed of Trust in favor of Lem Adams, III, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for SunTrust Mortgage, Inc., its successors and assigns, dated May 4, 2007, and recorded in Book 2714, Page 384 of the Land Records of De Soto County, Mississippi; 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 September 8, 2009, and recorded in Book 3083, Page 363 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 November 12, 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 88, Section A, River Oaks Subdivision, in Sections 2 & 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 57, Page 17, in the Chancery Clerk's Office of DeSoto County, 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 October 22, 2009, and subsequent notices appeared on 10/29/2009, and 11/05/2009. 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 October 22, 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 \$131,534.94 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 Federal National Mortgage Association and has instructed the undersigned to convey the property described above to Federal National Mortgage Association and the undersigned by execution of this instrument does hereby transfer and assign all rights, title and interest of ~~Mortgage Electronic Registration Systems, Inc.~~, as the highest and best bidder to Federal National Mortgage Association, 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 \$131,534.94, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto the said **Federal National**

Mortgage Association, 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 12 day of November, 2009.

Christian Mayer, Vice President

Nationwide Trustee Services, Inc.
Substitute Trustee

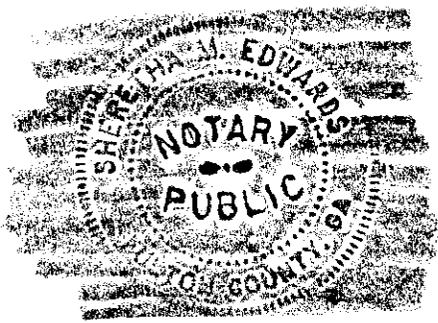
STATE OF GEORGIA
COUNTY OF FULTON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 12th day of November, 2009, within the 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 12 day of November, 2009.

Sherril M. Edwards
NOTARY PUBLIC
My Commission Expires _____

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



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 DESOTO

WHEREAS, on May 4, 2007, Public Records and Lists herein associated and referred to certain Book of Trust unto Lem Adams, III, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Sun Trust Mortgage, Inc., its successors and assigns, 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 2714, Page 384; 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 3088, Page 363; 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 to hold an Auction on the 1st day of November 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:

Lot 88, Section A, River Oaks Subdivision, in Sections 2 & 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 57, Page 17, in the Chancery Clerk's Office of DeSoto County, Mississippi.

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 13th day of October, 2009.

Christian Mayer
Christian Mayer, Vice President
Nationwide Trustee Services, Inc.

1587 Northeast Expressway
Atlanta, GA 30328
(770) 234-0101 ext
009232248
PUBLISH: 10/22/2009 and
10/29/2009 and
11/05/2009

- Volume No. 114 on the 22 day of Oct., 2009
- Volume No. 114 on the 29 day of Oct., 2009
- Volume No. 114 on the 5 day of Nov., 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 5 day of Nov., 2009

BY Judy 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 320 words @ .12 \$ 38.40
 B. 2 subsequent insertions of 640 words @ .10 \$ 64.00
 C. Making proof of publication and depositing to same \$ 3.00
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