

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. 08-100261	Return to: Shapiro & Massey, L.L.P. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXXXX7708
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GRANTOR	GRANTEE
J. Gary Massey Shapiro & Massey, LLP 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601) 981-9299	Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1 c/o Wells Fargo Bank, NA 701 Corporate Center Drive Raleigh, North Carolina 27607 651-234-3500

SUBSTITUTED TRUSTEES DEED

INDEX: Lot 1, Devon Park P.D., Phase I, Sec. 22, T-1-S, R-6-W, Olive Branch, DeSoto Co/MS

WHEREAS, on July 28, 2005, James R. Sylvester and wife, Amy T. Sylvester, executed a Deed of Trust to Lem Adams, III, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., which Deed of Trust is filed for record in Book 2,274 at Page 601 and re-recorded in Book 2,329 at Page 1 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to Wells Fargo Bank, NA as Trustee by instrument dated February 20, 2008 and recorded in Book 2,863 at Page 6 of the aforesaid Chancery Clerk's office; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Wells Fargo Bank, NA, 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 21, 2008, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 2,863 at Page 9 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 Wells Fargo Bank, NA to foreclose under the terms of said Deed of Trust, I did on December 8, 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)

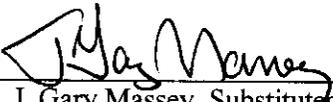
Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in The DESOTO TIMES-TRIBUNE, a newspaper published in DeSoto County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on November 17, 24, and December 1, 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, Wells Fargo Bank, NA bid for said property in the amount of \$113,528.83, which being the highest and best bid, the same was then and there struck off to Wells Fargo Bank, NA and it was declared the purchaser thereof.

WHEREAS, Wells Fargo Bank, NA has requested transfer and assignment of its bid to the Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1 and has authorized the undersigned to convey the property described above to Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1; and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title and interest of Wells Fargo Bank, NA as the highest and best bidder to Wells Fargo Bank, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1 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, National Association, as Trustee under Pooling and Servicing Agreement dated as of November 1, 2005 Securitized Asset-Backed Receivables, LLC Trust 2005-HE1 Mortgage Pass-Through Certificates, Series 2005-HE1 the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, on December 8, 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 Eighth day of December, 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 1, Devon Park P.D., Phase I, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 75, Page 47, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on July 28, 2005, James R. Sylvester and wife, Amy T. Sylvester executed a certain deed of trust to Lam Adams, III, 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 2,274 at Page 601 and re-recorded in Book 2,329 at Page 1; and

WHEREAS, said Deed of Trust was subsequently assigned to Wells Fargo Bank, NA as Trustee by instrument dated February 20, 2008 and recorded in Book 2,863 at Page 6 of the aforesaid Chancery Clerk's office; and

WHEREAS, Wells Fargo Bank, NA has heretofore substituted J. Gary Massey as Trustee by instrument dated February 21, 2008 and recorded in the aforesaid Chancery Clerk's Office in Book 2,863 at Page 9; 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, Wells Fargo Bank, NA, 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.

NOW, THEREFORE, I, J. Gary Massey, Substituted Trustee in said deed of trust, will on December 8, 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

Volume No. 114 on the 17 day of Nov., 2009
Volume No. 114 on the 24 day of Nov., 2009
Volume No. 114 on the 1 day of Dec., 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Mississippi, to-wit:
Lot 1, Devon Park P.D., Phase I, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 75, Page 47, 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 November, 2009.
J. Gary Massey
SUBSTITUTED TRUSTEE
Shapiro & Massey, L.L.P.
1910 Lakeland Drive
Suite B
Jackson, MS 39216
(601)981-9299
8534 Clubview Drive
Olive Branch, MS 38654
08-100261JC
Publication Dates:
November 17, 24, and December 1, 2009

Sworn to and subscribed before me, this 1 day of Dec.

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 412 words @ .12 \$ 49.44
B. 2 subsequent insertions of 824 words @ .10 \$ 82.40
C. Making proof of publication and deposing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 134.84