

PREPARED BY:

ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
Bar #9731

RETURN TO:

ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
Bar #9731

Grantor:

Bradley P. Jones
P.O. Box 400
Brandon, MS 39043
(601) 825-9508

Grantee:

BAC Home Loans Servicing, LP
6400 Legacy Drive,
Plano, TX 75024-3632
(972) 608-6438

BAC Home Loans/Baker

INDEXING INSTRUCTIONS:

Lot 240, Section I, Pinehurst S/D, Section 10,
T2S, R7W, DeSoto County, MS
Plat Book 66, Pages 5-6

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on November 15, 2006, Kisha Baker and Charles Baker, wife and husband, executed a Deed of Trust to Eldon L. Youngblood, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., 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 2608 at Page 336 thereof; and

WHEREAS, said Deed of Trust was assigned to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 3143 at Page 314 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of

said Deed of Trust, substituted BRADLEY P. JONES, 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 3143 at Page 312, thereof, the said Bradley P. Jones, 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, 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: April 6, 13, 20, 2010, 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 5th day of April, 2010, 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 27th day of April, 2010, 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 240, Section I, Pinehurst Subdivision, situated in Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 66, Pages 5-6, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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 BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, bidding the sum of One Hundred Seventy-Four Thousand Eighty-Four and 96/100 Dollars (\$174,084.96) for all of the above-described property and said property was struck off to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of One Hundred Seventy-Four Thousand Eighty-Four and 96/100 Dollars (\$174,084.96), cash in hand paid, the receipt of which is hereby acknowledged, BRADLEY P. JONES, SUBSTITUTE TRUSTEE, does hereby sell and convey to **BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP**, all of the above-described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 27th day of April, 2010.

BRADLEY P. JONES
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 BRADLEY P. JONES, 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 27th day of April, 2010.

Sonja A. Roper
NOTARY PUBLIC

My Commission Expires:

2-9-2012



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:

DESOTO TIMES-TRIBUNE'S NOTICE OF SALE

WHEREAS, on November 16, 2008, Kimberly Edens and Charles Edens, wife and husband, executed a Deed of Trust to Eldon L. Youngblood, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., 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 2698 at Page 336, thereof; and

WHEREAS, said Deed of Trust was assigned to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 3143 at Page 314 thereof; and

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Bradley P. Jones, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3143 at Page 312, thereof; and

WHEREAS, said notice having been made in the performance of the duties and obligations as aforesaid by said Deed of Trust, and having been requested by the legal holder of the instrument, same, certain such default by said Deed of Trust on its face, notice is hereby given that L. Bradley P. Jones, 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 1st day of April, 2010, the following described real property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

- Volume No. 115 on the 6 day of April, 2010
- Volume No. 115 on the 13 day of April, 2010
- Volume No. 115 on the 20 day of April, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 20 day of April, 2010

BY Judith Donagas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 416 words @ .12 \$ 49.92
 - B. 2 subsequent insertions of 832 words @ .10 \$ 83.20
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 135.12

Exhibit 'A'

Let 2008, Section 1, Physical Substitution, attached in Section 10, Paragraph 2 State, Mississippi, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 66, Pages 5-6, in the office of the Chancery Clerk of DeSoto County, Mississippi.
Title to the above described property is believed to be good, but I will assume only such title as is vested in me as Substitute Trustee.
WARNING: My signature within the 1st day of April, 2010.
BRADLEY P. JONES
SUBSTITUTE TRUSTEE
PREPARED BY:
ADAMS & EDENS
Foreclosure Department
POST OFFICE BOX 400
BRANDEN, MISSISSIPPI
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FAX: 662-429-5229
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