

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. 08-101362	Return to: Shapiro & Massey, L.L.P.  1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXXXX2088
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<b>GRANTOR</b>	<b>GRANTEE</b>
J. Gary Massey Shapiro & Massey, LLP 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601) 981-9299	Federal National Mortgage Association 14221 Dallas Parkway - Ste. 1000 Dallas, TX 75254 (972)773-4663

**SUBSTITUTED TRUSTEES DEED**

INDEX: Sec. 32, T-3-S, R-6-W, Coldwater, DeSoto Co/MS

WHEREAS, on November 23, 2004, Richard D. Baskette, Jr. and Lesli Baskette, Husband and Wife, executed a Deed of Trust to Emmett James House or Bill R. McLaughlin, Trustee for the benefit of Union Planters Bank, NA, which Deed of Trust is filed for record in Book 2,115 at Page 461 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters 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 December 11, 2008, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 2,975 at Page 734 and re-recorded in Book 2,994 at Page 75 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 Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, NA to foreclose under the terms of said Deed of Trust, I did on May 20, 2010, 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 April 29, May 6, and 13, 2010, (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, Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, NA bid for said property in the amount of \$215,257.74, which being the highest and best bid, the same was then and there struck off to Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, NA and it was declared the purchaser thereof.

WHEREAS, Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, NA has requested transfer and assignment of its bid to the Federal National Mortgage Association and has authorized 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 right, title and interest of Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, NA as the highest and best bidder to Federal National Mortgage Association 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 Federal National Mortgage Association the land and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, on May 20, 2010.

*J. Gary Massey*  
\_\_\_\_\_  
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 Twentieth day of May, 2010, 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.

*Rita Renee Sistrunk*  
\_\_\_\_\_  
Notary Public

My commission expires:



## (Exhibit A)

Begin at a point in the present centerline of County Line Road,, said point being South 86 degrees 52 minutes 44 seconds West 630.01 feet from the accepted southeast corner of Section 32, Township 3 South, Range 6 West; thence continue South 86 degrees 52 minutes 44 seconds West 228.84 feet with the southerly line of said section and along said centerline to point; thence North 04 degrees 30 minutes 27 seconds West 835.71 feet to an iron stake; thence North 86 degrees 21 minutes 15 seconds East 227.66 feet to an iron stake; thence South 04 degrees 35 minutes 06 seconds East 837.82 feet to the point of beginning containing 4.3835, more or less, acres of land being subject to all codes, regulations and revisions, easements of record and any and all right-of-ways of record.

Subject to that certain Ingress and Egress Easement recorded in Book 243, Page 125.

Part of the West Half of the Southeast Quarter of the Southeast Quarter

AND

TRACT NO. 2

4.3705, more or less, acre tract of land being located In the southeast quarter of Section 32, Township 3 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Begin at a point in the present centerline of County Line road, said point being South 86 degrees 52 minutes 44 seconds West 858.85 feet from the accepted southeast corner of Section 32, Township 3 South, Range 6 West; thence continue South 86 degrees 52 minutes 44 seconds West 228.84 feet with the southerly line of said section and along said centerline to a point; thence North 04 degrees 24 minutes 50 seconds West 833.59 feet to an iron stake (found); thence North 86 degrees 21 minutes 18 seconds East 227.44 feet to an iron stake (found); thence South 04 degrees 30 minutes 27 seconds East 835.71 feet to the point of beginning containing 4.3705, more or less, acres of land being subject to all codes, regulations and revisions, easements of record and any and all right-of-ways of record.

# 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 State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune published in the town of Hernando, State and County aforesaid, and having been published in said county, and that the publication of the notice, a copy of which has been made in said paper 3 consecutive times, as follows, to-wit:

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on November 23, 2004, Richard D. Basalotte, Jr. and Leell Basalotte, husband and wife executed a certain deed of trust to Emmett James House or Bill R. McLaughlin, Trustee for the benefit of Union Planters Bank, NA which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 2,115 at Page 461; and

WHEREAS, Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, NA has heretofore substituted J. Gary Massey as Trustee by instrument dated December 11, 2008 and recorded in the aforesaid Chancery Clerk's Office in Book 2,975 at Page 734 and re-recorded in Book 2,994 at Page 75; 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, Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters 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 May 20, 2010 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 Mississippi, to-wit:

- Volume No. 115 on the 29 day of April
- Volume No. 115 on the 6 day of May
- Volume No. 115 on the 13 day of May
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_

Diane Smith

Sworn to and subscribed before me, this 13 day of 47

BY J. Gary Massey

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

- A. Single first insertion of 697 words @ .12 \$ 83.6
  - B. 2 subsequent insertions of 1394 words @ .10 \$ 139.4
  - C. Making proof of publication and depositing to same \$ 5
- TOTAL PUBLISHER'S FEE: \$ 226.04

Begin at a point in the present centerline of County Line Road, said point being South 86 degrees 52 minutes 44 seconds West 228.84 feet from the accepted southeast corner of Section 32, Township 3 South, Range 6 West; thence continue South 86 degrees 52 minutes 44 seconds West 228.84 feet with the southerly line of said section and along said centerline to point; thence North 04 degrees 30 minutes 27 seconds West 835.71 feet to an iron stake; thence North 86 degrees 21 minutes 15 seconds East 227.66 feet to an iron stake; thence South 04 degrees 35 minutes 06 seconds East 837.82 feet to the point of beginning containing 4.3935, more or less, acres of land being subject to all codes, regulations and revisions, easements of record and any and all right-of-ways of record.

Subject to that certain Ingress and Egress Easement recorded in Book 243, Page 125.

Part of the West Half of the Southeast Quarter of the Southeast Quarter

AND TRACT NO. 2

4.3785, more or less, amount of land being located in the southeast quarter of Section 32, Township 3 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Begin at a point in the present centerline of County Line road, said point being South 86 degrees 52 minutes 44 seconds West 858.85 feet from the accepted southeast corner of Section 32, Township 3 South, Range 6 West; thence continue South 86 degrees 52 minutes 44 seconds West 228.84 feet with the southerly line of said section and along said centerline to a point; thence North 04 degrees 24 minutes 50 seconds West 833.59 feet to an iron stake (found); thence North 86 degrees 21 minutes 18 seconds East 227.44 feet to an iron stake (found); thence South 04 degrees 30 minutes 27 seconds East 835.71 feet to the point of beginning containing 4.3705, more or less, acres of land being subject to all codes, regulations and revisions, easements of record and any and all right-of-ways of record.

I WILL CONVEY only such title as vested in me as Substituted Trustee.  
WITNESS MY SIGNATURE on this 22nd day of April, 2010.  
J. Gary Massey  
SUBSTITUTED TRUSTEE  
Shapiro & Massey, L.L.P.  
1910 Lakeland Drive  
Suite B  
Jackson, MS 39216  
(601)981-9299  
7830 County Line Road  
Coldwater, MS 38618  
08-101362.JC  
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