

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

File # 0931331MS

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

Grantee:  
Homesales, Inc.  
10790 Rancho Bernardo Road  
San Diego, CA. 92127  
(800) 548-7916

INDEXING INSTRUCTIONS: Lot 16, Section A, Chickasaw Bluff Lakes Subdivision, Section 18, Township 3 South, Range 9 West, DeSoto County, Mississippi recorded in Plat Book 6, Pages 18-22

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Albert Eugene Riley a/k/a Albert E, Riley executed a Deed of Trust in favor of Jay Morris, Trustee, securing an indebtedness to JPMorgan Chase Bank, N.A., dated July 18, 2007, and recorded in Book 2,757, Page 316 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Chase Home Finance LLC, by instrument dated September 10, 2009, and recorded in the Office of the aforesaid Chancery Clerk in Book 3082, Page 438; and

WHEREAS, Chase Home Finance LLC, 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 11, 2009, and recorded in Book 3082, Page 441 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 March 11, 2010, 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 16, Section A, Chickasaw Bluff Lakes Subdivision, Section 18, Township 3 South, Range 9 West, DeSoto County, Mississippi as recorded in Plat Book 6, Pages 18-22, 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 February 18, 2010, and subsequent notices appeared on 02/25/2010, and 03/04/2010. 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 February 18, 2010, and everything necessary to be done was done to make and effect a good and lawful sale.

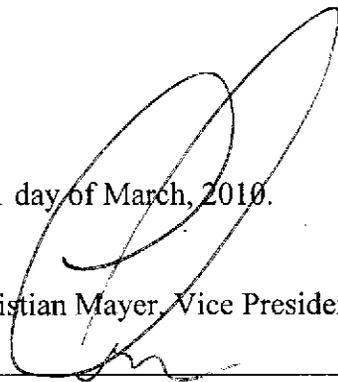
At said sale Chase Home Finance LLC bid for said property in the amount of \$68,000.00 and this being the highest and best bid the said Chase Home Finance LLC was declared the successful bidder and the same was then and there struck off to Chase Home Finance LLC.

WHEREAS, Chase Home Finance LLC, has requested transfer and assignment of its bid to Homesales, Inc. and has instructed the undersigned to convey the property described above to Homesales, Inc. and the undersigned by execution of this instrument does hereby transfer and assign all rights, title and interest of Chase Home Finance LLC as the highest and best bidder to Homesales, Inc. 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 \$68,000.00, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **Homesales, Inc.**, 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 11 day of March, 2010.



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 11<sup>th</sup> day of March 2010, 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 11 day of March, 2010.



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 DE SOTO

WHEREAS, on July 18, 2007, Albert Eugene Riley a/k/a Albert E. Riley executed and delivered a certain Deed of Trust unto Jay Morris, Trustee for the benefit of JP-Morgan Chase Bank, N.A., 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 2,757, Page 316; and

WHEREAS, said Deed of Trust was subsequently assigned unto Chase Home Finance LLC, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 3082, Page 438; 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 in Book 3082, Page 441; 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 March 11, 2010, 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:

Lot 16, Section A, Chickasaw Bluff Lakes Subdivision, Section 18, Township 3 South, Range 9 West, DeSoto County, Mississippi as recorded in Plat Book 6, Pages 18-22, 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 the 25th day of January, 2010

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

1587 Northeast Expressway  
Atlanta, GA 30329  
(770) 234-9181 ext  
0931331MS

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Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

Diane Smith

Sworn to and subscribed before me, this 4 day of Mar., 2010

BY Judy A. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
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