

3/04/11 11:31:58
DK W BK 653 PG 165
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020
Sean A. Southern Bar# 103043

Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

**Substitute Trustee's Deed
Indexing Instructions**

Lot 9, Payne Flynn S/D, Section 8, T2S, R6W, Plat Book 30, Page 37-38, DeSoto Co., MS.

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
Sean A. Southern
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Federal National Mortgage Association c/o
Wells Fargo Bank, NA
8480 Stage Coach Circle
Frederick, MD 21701
800-662-3806

WHEREAS, on the 2nd day of August, 2005, and acknowledged on the 2nd day of August, 2005, Marvin Bales and Laura Bales, Husband and Wife, executed and delivered a certain Deed of Trust unto James C. East, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2,280 at Page 580; and

WHEREAS, on the 9th day of December, 2010, Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3253 at Page 443; and

WHEREAS, on the 5th day of January, 2011, the Holder of said Deed of Trust substituted and appointed Sean A. Southern as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3263 at Page 287; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Sean A. Southern, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated January 31, 2011 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 1st day of March, 2011, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Sean A. Southern, Substitute Trustee, did on the 1st day of March, 2011, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 9, Payne Flynn Subdivision, in Section 8, Township 2 South, Range 6 West, Desoto County, Mississippi, as per plat of record in Plat Book 30, Pages 37-38, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$304,035.34 and the same was then and there struck off to Wells Fargo Bank, NA and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, Wells Fargo Bank, NA, has requested transfer and assignment of its bid to 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 Wells Fargo 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 Substitute 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 Substitute Trustee.

DMM/F10-3114

WITNESS MY SIGNATURE, this the 3rd day of March, 2011.

S. A. Southern
Sean A. Southern, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 3rd day of March, 2011, the within named Sean A. Southern, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

Debra Wrinkle
NOTARY

AT DEATH
MY COMMISSION EXPIRES



F10-3114

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 the 2nd day of August, 2005, and acknowledged on the 2nd day of August, 2005, Marvin Bales and Laura Bales, Husband and Wife, executed and delivered a certain Deed of Trust unto James C. East, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2,280 at Page 580; and

WHEREAS, on the 9th day of December, 2010, Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3253 at Page 443; and

WHEREAS, on the 5th day of January, 2011, the Holder of said Deed of Trust substituted and appointed Sean A. Southern as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3263 at Page 287; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 1st day of March, 2011, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Volume No. 116 on the 8 day of July, 2011

Volume No. 116 on the 15 day of July, 2011

Volume No. 116 on the 22 day of July, 2011

Volume No. _____ on the _____ day of _____, 2011

Volume No. _____ on the _____ day of _____, 2011

Volume No. _____ on the _____ day of _____, 2011

Diane Smith

Sworn to and subscribed before me, this 22 day of July, 2011

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 375 words @ .12 \$ 45.00
B. 2 subsequent insertions of 750 words @ .10 \$ 75.00
C. Making proof of publication and deposing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 123.00

Lot 9, Payne Flynn Subdivision, in Section 8, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat of record in Plat Book 30, Page 37-38, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 31st day of January, 2011.
Sean A. Southern
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
DMM/F10-3114

P U B L I S H E R
2.8.11/2.15.11/2.22.11



FEB-23-2011 11:45

IRS

504 558 3490 P.003

MORRIS & ASSOCIATES
Attorneys at Law

Phone: 318.330.9020 Facsimile: 318.340.7600
 2309 Oliver Road, Monroe, LA 71201

Admitted in MS* / Admitted in LA and MS**

John C. Morris, III**
 Michael Jedynak**

Emily K. Courteau**
 Sean Southern*

Internal Revenue Service
 SBSE-Technical Services
 Gulf States - Advisory

FEB 01 2011

Technical Territory Area 6 Coll
 New Orleans, LA

FedEx# 7943 7340 7572

INTERNAL REVENUE SERVICE
 1555 Poydras St., Ste. 220
 Stop: 65
 New Orleans, LA 70112

Dear Sir or Madam:

Re: FEDERAL TAX LIEN

- A. The Internal Revenue District, which originated the Notice of Federal Tax Lien, is Small Business/Self Employed Area #5.
- B. The name of the taxpayer shown on the Notice is: Marvin R. & Laura L. Bales.
- C. The serial number or identification number shown on the Notice is 617214310, the Notice was filed on 01/22/2010, recorded in the office of the Chancery Clerk DeSoto County, Mississippi, at Federal Tax lien Book 16 at Page 478; and is in the amount of \$ 53,456.94.
- D. The residence shown on the Notice is 7780 Mary Dudley Drive, Olive Branch, MS 38654.
- E. The Date of the Notice is: 01/15/2010
- F. The description of the property is: SEE ATTACHED EXHIBIT "A".
- G. The property is scheduled to sell for cash to the highest and best bidder on the 1st day of March, 2011, between the hours of 11:00 a.m. and 4:00 p.m. at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse, Hernando, Mississippi. (A copy of the Notice of Sale is attached hereto as Exhibit "B").
- H. The present and outstanding balances of the loan including fees and cost are itemized as follows:

FEB-23-2011 11:45

IRS

504 558 3490

P.004

Principal Balance:	\$ 263,011.49
Fees and Costs:	\$ 909.64
Total Fees and Costs:	\$ 909.64
TOTAL	\$ 263,921.13

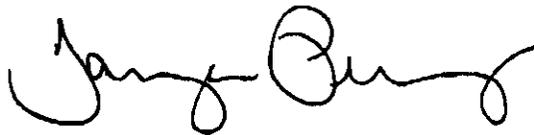
You are hereby notified that my client Wells Fargo Home Mortgage is the holder and owner of the following described Deed of Trust affecting the above described property, to-wit:

SEE ATTACHED EXHIBIT "A".

Deed of Trust from Marvin Bales and Laura Bales, Husband and Wife, to James C. East, Trustee, dated the 2nd day of August, 2005, and recorded in Book 2,280 at Page 580 in Mortgages and Deeds of Trust of DeSoto County, Mississippi.

This notice is served on you in accordance with the terms of the Federal Tax Lien Act of 1966, as amended, not less than twenty-five (25) days prior to the sale date of the property aforesaid.

Sincerely yours,



Morris & Associates

DMM/F10-3114

THIS NOTICE IS CONSIDERED ADEQUATE
IN ACCORDANCE WITH IRC 7425(C)

Signature: _____

Charles Waldrop
Manager, Technical Services, Area 5
SBSE, Advisory, New Orleans, LA