

4/12/11 10:48:52
DK W BK 655 PG 325
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

RECORD AND RETURN TO:
BAC HOME LOANS SERVICING
4500 Amon Carter Blvd, TX2-979-02-10
Fort Worth, TX 76155
DHGW FILE NO. 46894G
TS No.: 09-0050598 FNMA
TSG No.: 09-6-14649A
PARCEL No.: 308102000 0001001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS DOCUMENT PREPARED UNDER THE
SUPERVISION OF:
Dyke, Henry, Goldsholl & Winzerling, PLC
415 N. MCKINLEY, STE. 555
LITTLE ROCK, AR 72205
(501) 661-1000

SUBSTITUTE TRUSTEE'S DEED

GRANTOR:

RECONTRUST COMPANY, N.A., SUBSTITUTE TRUSTEE
4500 Amon Carter Blvd, TX2-979-02-10
Fort Worth, TX 76155
(800) 281-8219

GRANTEE:

BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P.
400 National way
SIMI VALLEY, CA 93065
(800) 669-6650

THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS CONVEYANCE IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A POINT COMMONLY ACCEPTED AS THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE RUN NORTH 89°08'13" EAST A DISTANCE OF 992.31 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO A STEEL FENCE POST, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°08'13" EAST A DISTANCE OF 338.42 FEET TO A POINT IN THE CENTERLINE OF ROBINSON ROAD (20 FEET WIDE) THENCE RUN SOUTH 33° 36' 46" EAST A DISTANCE OF 82.30 FEET ALONG SAID CENTERLINE TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT (R-1500.00', D-4°37'05") THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 120.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 89° 36'38" WEST A DISTANCE OF 452.39 FEET TO A STEEL FENCE RAIL; THENCE RUN NORTH 00°51'47" WEST A DISTANCE OF 164.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES. BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY SOLAR OBSERVATION. THE ABOVE DESCRIPTION WAS WRITTEN FROM A PLAT OF SURVEY BY DANNY S. RUTHERFORD, P.E.L.S., DATED FEBRUARY 24,

MSSOTDeed (12/09)

5

1997.

LESS AND EXCEPT:

RIGHT OF WAY AS DESCRIBED IN ROAD RIGHT OF WAY DEED IN BOOK 316, PAGE 452 IN THE RECORDS OF THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT WHERE THE SOUTH OF THE GRANTOR'S PROPERTY INTERSECTS THE CENTER LINE OF ROBINSON, THENCE NORTH ALONG THE CENTER LINE THE ENTIRE LENGTH OF GRANTOR'S PROPERTY, BEING APPROXIMATELY 203 FEET; THENCE WEST 40 FEET ALONG GRANTOR'S NORTH PROPERTY LINE TO A POINT; THENCE SOUTH AND PARALLEL TO CENTER LINE OF ROBINSON TO A POINT OF GRANTOR'S SOUTH PROPERTY LINE; THENCE EAST ALONG SOUTH PROPERTY LINE TO THE POINT OF BEGINNING, AND CONVEYING A 40 FOOT WIDE RIGHT OF WAY WHETHER CORRECTLY DESCRIBED OR NOT LYING IN THE NW ¼.

KNOW ALL MEN BY THESE PRESENT:

WHEREAS, on February 19, 2007, **CARLOTA L TELLO AND HUSBAND, MANUEL D TELLO** executed a Deed of Trust to **ROBERT M. WILSON, JR.** as Trustee, with **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.** being shown as Beneficiary therein, under the terms of which the hereinafter described property was conveyed to said Trustee to secure the payment to the said Beneficiary therein, of a certain indebtedness therein mentioned and described, which Deed of Trust was recorded in **Book 2671 at Page 640** in the Office of the Chancery Clerk of **Desoto County, Mississippi**; and

WHEREAS, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.** assigned said Deed of Trust to **BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P.** pursuant to an Assignment of Deed of Trust recorded in **Book 3032 at Page 405** in the Office of the Chancery Clerk of **Desoto County, Mississippi**; and

WHEREAS, **BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P.**, the current Beneficiary of said Deed of Trust, substituted **RECONTRUST COMPANY, N.A.** as Trustee therein, as authorized by the terms thereof, as evidenced by an instrument recorded in **Book 3032 at Page 406** in the Office of the Chancery Clerk of **Desoto County, Mississippi**; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, and the Beneficiary having exercised the option of declaring the entire unpaid balance of said indebtedness immediately due and payable, and invoking the power of sale, and having directed the undersigned as Substitute Trustee in said Deed of Trust, to sell the property therein described in accordance with the terms and conditions of the said Deed of Trust; and,

WHEREAS, after having advertised the said sale in all respects as required by law and the terms of said Deed of Trust, the undersigned did, on March 31, 2011 within the legal hours (between the hours of 11:00 a.m. - 4:00 p.m.) at the East front door steps of the DeSoto County Courthouse in Hernando, Mississippi, offer the hereinafter described land and property for sale to the highest bidder for cash in the manner required by law and the terms and conditions of said Deed of Trust; and,

WHEREAS, at the time and place aforementioned, the undersigned received from the hereinafter named grantee a bid of **TWO HUNDRED FORTY-SIX THOUSAND TWO HUNDRED TWENTY-THREE AND 38/100 DOLLARS (\$246,223.38)**, which was the highest bid for cash for said land and property, and said bidder was then and there declared to be the purchaser thereof;

NOW, THEREFORE, in consideration of the aforesaid sum, cash in hand paid, the receipt whereof is hereby acknowledged, the undersigned does hereby sell and convey unto **BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P.**, the afore-described real estate, together with all the improvements and appurtenances thereunto belonging, situated in **Desoto County, State of 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:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on February 19, 2007, CARLOTA L TELLO AND HUSBAND, MANUEL D TELLO executed a Deed of Trust to ROBERT M. WILSON, JR. as Trustee for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., which Deed of Trust was filed on March 5, 2007 and recorded in Book 2671 at Page 640 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. the current Beneficiary of said Deed of Trust, substituted RECONTRUST COMPANY, N.A. as Trustee therein, as authorized by the terms thereof, as evidenced by an instrument recorded in Book 3032 at Page 406 in the Office of the Chancery Clerk of DeSoto County, Mississippi; 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, and the legal holder of said indebtedness, BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., having requested the undersigned Substitute Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substitute Trustee's fees and expenses of sale.

NOW, THEREFORE, RECONTRUST COMPANY, N.A., Substitute Trustee, will on March 31, 2011, offer for sale at public outcry to the highest bidder for cash, within legal hours (between the hours of 11:00 a.m. - 4:00 p.m.) at the East front door steps of the DeSoto County Courthouse in Hernando, Mississippi, the following-described property:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Volume No. 116 on the 10 day of Mar., 2011

Volume No. 116 on the 17 day of Mar., 2011

Volume No. 116 on the 24 day of Mar., 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 24 day of Mar., 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 700 words @ .12 \$ 84.00

B. 2 subsequent insertions of 1400 words @ .10 \$ 140.00

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 227.00

COMMENCING AT A POINT COMMONLY ACCEPTED AS THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE RUN NORTH 89°08'13" EAST A DISTANCE OF 992.31 FEET ALONG THE NORTH LINE OF SAID SECTION 2 TO A STEEL FENCE POST, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°08'13" EAST A DISTANCE OF 338.42 FEET TO A POINT IN THE CENTERLINE OF ROBINSON ROAD (20 FEET WIDE) THENCE RUN SOUTH 33°36'48" EAST A DISTANCE OF 82.30 FEET ALONG SAID CENTERLINE TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT (R=1500.00', D=4°37'05") THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 120.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 89°36'38" WEST A DISTANCE OF 452.39 FEET TO A STEEL FENCE RAIL; THENCE RUN NORTH 00°51'47" WEST A DISTANCE OF 184.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES. BEARINGS ARE BASED ON TRUE NORTH AS DETERMINED BY SOLAR OBSERVATION; THE ABOVE DESCRIPTION WAS WRITTEN FROM A PLAT OF SURVEY BY DANNY S. RUTHERFORD, P.E.L.S., DATED FEBRUARY 24, 1997.

LESS AND EXCEPT:

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RECONTRUST COMPANY, N.A. will convey only such title as vested in it as Substitute Trustee.

WITNESS my signature on this 2nd day of February, 2011

RECONTRUST COMPANY, N.A. SUBSTITUTE TRUSTEE

2380 Performance Dr, TX2-984-0407

Richardson, TX 75082

Telephone No. (800) 281-8219

By: /s/ Anthony Cannon

Title: Authorized Signer

RECONTRUST COMPANY, N.A. SUBSTITUTE TRUSTEE

2380 Performance Dr, TX2-984-0407

Richardson, TX 75082

TS No.: 09-0050598

PARCEL No. 308102000.0001001

DHQW 48884G-4KS

PUBLISH ON THESE DATES:

FIRST PUBLICATION: March 10, 2011

SECOND PUBLICATION: March 17, 2011

THIRD PUBLICATION: March 24, 2011