

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

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**Substitute Trustee's Deed
Indexing Instructions**
Part of NE1/4, Section 19, T1S, R7W, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
HSBC Bank USA, National Association, As Trustee For Wells Fargo Home Equity Asset-backed Certificates, Series 2006-3
8480 Stage Coach Circle
Frederick, MD 21701
800-662-3806

WHEREAS, on the 6th day of October, 2006, and acknowledged on the 6th day of October, 2006, Floyd Force, an unmarried person, executed and delivered a certain Deed of Trust unto William H. Glover, Jr., Trustee for Wells Fargo Bank, N.A., 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 2584 at Page 512 and re-recorded in Book 2587 at Page 309; and

WHEREAS, on the 28th day of February, 2011, Wells Fargo Bank, N.A., assigned said Deed of Trust unto HSBC Bank USA, National Association, As Trustee For Wells Fargo Home Equity Asset-backed Certificates, Series 2006-3, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3282 at Page 193; and

WHEREAS, on the 28th day of February, 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 3282 at Page 194; 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 March 14, 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 12th day of April, 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 12th day of April, 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 241, Section B Revised, Greenbrook Subdivision, situated in Section 19, Township 1 South, Range 7 West, Desoto County, Mississippi, as per Plat thereof recorded in Plat Book 8, Pages 51-52, in the office of the Chancery Clerk of Desoto County, Mississippi;

AND

An abandoned right-of-way of Rustwood Drive of record in Deed Book 364, Page 581, in the Office of the Chancery Clerk of Desoto County, Mississippi, being more particularly described as follows, to-wit:

Begin at the Northwest corner of Lot 241 of Section "B" of the Revised Greenbrook Subdivision in Section 19, Township 1 South, Range 7 West, in the city of Southaven, Desoto County, Mississippi, as shown by plat appearing of record in Plat Book 8, Pages 51-52, in the office of the Chancery Clerk of Desoto county, Mississippi; from said point of beginning run thence North 68 degrees 36 minutes 11 seconds West for a distance of 27.05 feet to a point in the center of Rustwood Drive; run thence along said centerline at South 00 degrees 18 minutes 00 seconds East for a distance of 103.78 feet to a point; run thence South 89 degrees 42 minutes 00 seconds East for a distance of 45.00 feet to a point; run thence along a curve right with a chord bearing of North 44 degrees 42 minutes 00 seconds West and a radius of 20.00 feet for a distance 31.42 feet to a point; run thence North 00 degrees 18 minutes 00 seconds West for a distance of 75.00 feet to the point of beginning of the herein described parcel containing 0.06 acres more or less.

WHEREAS, at said sale HSBC Bank USA, National Association, As Trustee For Wells Fargo Home Equity Asset-backed Certificates, Series 2006-3 was the highest bidder and best bidder, therefore, for the sum of \$53,550.00 and the same was then and there struck off to HSBC Bank USA, National Association, As Trustee For Wells Fargo Home Equity Asset-backed Certificates, Series 2006-3 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

NOW THEREFORE, I, Sean A. Southern, Substitute Trustee, for the consideration of \$53,550.00 do hereby convey the above-described property to HSBC Bank USA, National Association, As Trustee For Wells Fargo Home Equity Asset-backed Certificates, Series 2006-3.

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

Ica/F10-3138

WITNESS MY SIGNATURE, this the 18th day of April, 2011.

Sean 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 18 day of April, 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.

Laura J. Powell
NOTARY

AT DEATH
MY COMMISSION EXPIRES

LAURA J. POWELL
NOTARY ID #53061

F10-3138

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 Co. State and states on oath that she is the CLERK of the DeSoto Times-Tribune, a published in the town of Hernando, State and County aforesaid, and having a ge tion in said county, and that the publication of the notice, a copy of which is here 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 6th day of October, 2006, and acknowledged on the 6th day of October, 2006, Floyd Force, an unmarried person, executed and delivered a certain Deed of Trust unto William H. Glover, Jr., Trustee for Wells Fargo Bank, N.A., 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 2584 at Page 512 and re-recorded in Book 2587 at Page 308; and

WHEREAS, on the 28th day of February, 2011, Wells Fargo Bank, N.A., assigned said Deed of Trust unto HSBC Bank USA, National Association, As Trustee For Wells Fargo Home Equity Asset-backed Certificates, Series 2006-3, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3282 at Page 193; and

WHEREAS, on the 28th day of February, 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 3282 at Page 194; 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 to do, on the 12th day of April, 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:

Lot 241, Section B, Revised Greenbrook Subdivision, situated in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per Plat thereof

- Volume No. 116 on the 22 day of March, 2011
- Volume No. 116 on the 29 day of March, 2011
- Volume No. 116 on the 5 day of April, 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 5 day of April, 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 604 words @ .12 \$ 72.48
 - B. 2 subsequent insertions of 1208 words @ .10 \$ 120.80
 - C. Making proof of publication and depositing same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 196.28

recorded in Plat Book 8, Pages 51-52, in the office of the Chancery Clerk of DeSoto County, Mississippi;

AND
An abandoned right-of-way of Rustwood Drive of record in Deed Book 304, Page 581, in the Office of the Chancery Clerk of DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Begin at the Northwest corner of Lot 241 of Section "B" of the Revised Greenbrook Subdivision in Section 19, Township 1 South, Range 7 West, in the city of Southaven, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 8, Pages 51-52, in the office of the Chancery Clerk of DeSoto county, Mississippi; from said point of beginning run thence North 88 degrees 38 minutes 11 seconds West for a distance of 27.05 feet to a point in the center of Rustwood Drive; run thence along said centerline at South 00 degrees 18 minutes 00 seconds East for a distance of 103.78 feet to a point; run thence South 89 degrees 42 minutes 00 seconds East for a distance of 45.00 feet to a point; run thence along a curve right with a chord bearing of North 44 degrees 42 minutes 00 seconds West and a radius of 20.00 feet for a distance 31.42 feet to a point; run thence North 00 degrees 18 minutes 00 seconds West for a distance of 75.00 feet to the point of beginning of the herein described parcel containing 0.06 acres more or less.

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

WITNESS MY SIGNATURE, this 14th day of March, 2011.

Sean A. Southern
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
ksa/F10-3138
PUBLISH: 3-22-11/3-29-11/4-5-11

