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**Substitute Trustee's Deed
Indexing Instructions**

Lot 95, Section H, Church Road Estates S/D, in Section 2 & 3, Township 2 South, Range 8 West, Plat Book 28
Pages 14-15, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
Secretary of Veterans Affairs, an Officer of the United States of America
P. O. Box 1437
St. Petersburg, FL 33731
727-319-7200

WHEREAS, on the 6th day of August, 2004, and acknowledged on the 6th day of August, 2004, Jesse W. Spainhour aka Jesse Spainhour, a married person, joined herein by Katie McCool, executed and delivered a certain Deed of Trust unto Wells Fargo Escrow Co., LLC, Trustee for Wells Fargo Bank, NA, 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 2046 at Page 100; and

WHEREAS, on the 14th 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 3276 at Page 129; 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 1, 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 5th 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 5th 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 95, Section H, Church Road Estates Subdivision, located in Section 2 and 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 28, Pages 14 and 15, in the Chancery Court Clerks office of DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$114,569.00 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 Secretary of Veterans Affairs, an Officer of the United States of America and has authorized the undersigned to convey the property described above to Secretary of Veterans Affairs, an Officer of the United States of America 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 Secretary of Veterans Affairs, an Officer of the United States of America, 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 Secretary of Veterans Affairs, an Officer of the United States of America the land and property herein described.

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

lca/F10-2883

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

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 6th day of August, 2004, and acknowledged on the 6th day of August, 2004, Jesse W. Spainhour aka Jesse Spainhour, a married person, joined herein by Katie McCool, executed and delivered a certain Deed of Trust unto Wells Fargo Escrow Co., LLC, Trustee for Wells Fargo Bank, NA, 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 2046 at Page 100; and

WHEREAS, on the 14th 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 3276 at Page 129; 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 5th 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 95, Section H, Church Road Estates Subdivision, located in Section 2 and 3, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 28, Pages 14 and 15, in the Chancery Court Clerk's office of DeSoto County, Mississippi.

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

WITNESS MY SIGNATURE, this 1st day of March, 2011.

Sean A. Southern
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020

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

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

Volume No. 116 on the 29 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 7 day of April, 2011

BY Judy Doney

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



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5 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229