

Prepared by / Return to:

Mark S. Mayfield, PLLC, Riverhill Tower Building, 1675 Lakeland Dr., Suite 306, Jackson, MS 39216. Phone 601-948-3590. MS Bar No. 1967

Grantor:

Mark S. Mayfield, Riverhill Tower Building, 1675 Lakeland Dr., Suite 306, Jackson, MS 39216. Phone 601-948-3590

Grantee:

FNMA c/o Trustmark National Bank, Attn: Mortgage Real Estate, The Day Center, 201 Country Place Parkway, Pearl, MS 39208-3456. Phone 800-844-2000

Indexing Instruction / Legal Description:

Situated in DeSoto County, MS, to-wit:
Lot 48 of Section D, Phillips Place Section 35, Township 1 South, Range 6 West, according to plat thereof as recorded in Plat Book 41, Page 37, of the office of the Chancery Clerk of DeSoto County, Mississippi. Being the same property conveyed by deed recorded in Book 260, Page 667.

TNB Loan *** 5824
P. W. Holmes (FNMA)

TRUSTEE'S DEED

WHEREAS, on July 27, 2004, Phillip W. Holmes and Margie C. Holmes husband and wife, executed a Deed of Trust to Williams, McDaniel, Wolfe, and Womack, as Trustee for Delta Trust Mortgage Corp., a Tennessee Corporation, Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 2053 Page 0478;

* WHEREAS, on July 27, 2004, said Deed of Trust was assigned to Trustmark National Bank, as recorded in Book 2053 Page 494;

* WHEREAS, on February 25, 2011, Trustmark National Bank substituted Mark S. Mayfield as Trustee, as recorded in Book 3281 Page 344;

WHEREAS, there being a default in the terms and conditions of the Deed of Trust and the entire debt secured having been declared to be due and payable in accordance with its terms, Trustmark National Bank, the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to its terms in order to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

* notation not needed

+23

WHEREAS, the undersigned Trustee, pursuant to the terms of the Deed of Trust and the laws of MS, did advertise said sale in the DeSoto Times Tribune, a newspaper of general circulation in DeSoto County, MS, on the dates indicated by the attached Proof of Publication, and did post copy of the Notice of Sale on the bulletin board of the Courthouse of DeSoto County, MS, on the date of the first newspaper publication;

WHEREAS, on April 28, 2011, at the east main door of the County Courthouse of DeSoto County, MS, between the hours of 11:00 A.M. and 4:00 P.M., the undersigned Trustee, did offer for sale at public outcry and did sell to the highest and best bidder for cash the following described land and property situated in DeSoto County, MS, to-wit:

Lot 48 of Section D, Phillips Place Section 35, Township 1 South, Range 6 West, according to plat thereof as recorded in Plat Book 41, Page 37, of the office of the Chancery Clerk of DeSoto County, Mississippi. Being the same property conveyed by deed recorded in Book 260, Page 667.

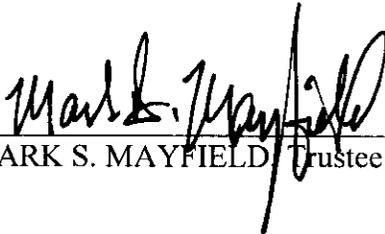
THE UNDERSIGNED TRUSTEE offered the aforesaid property for sale at public outcry as set forth above, and there appeared at the sale Trustmark National Bank, bidding the sum of \$ 85,885.16, for all of the above described property. The property was struck off to Trustmark National Bank for said amount, and said bidder was declared the purchaser thereof.

WHEREAS, in the Appointment of Substitute Trustee, the holder of the indebtedness authorized the Trustee to transfer and assign its bid over to whomsoever the above named authorized, in the event they were the last and highest bidder at the sale. Such event has taken place. By the execution of this conveyance, Mark S. Mayfield, Trustee, does hereby transfer and assign all of the rights, title and interest of the holder of the indebtedness, as last and highest bidder, unto Federal National Mortgage Association, he having been authorized and requested so to do.

NOW, THEREFORE, premises considered, and the sum of \$ 85,885.16, cash in hand paid, the receipt of which is hereby acknowledged, I do hereby transfer and convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, all of the above described property, conveying only such title as is vested in me as Trustee, with no express or implied warranties.

Reference is made to First American Title Insurance Company, Loan Policy No. FA-059-09976, dated August 23, 2004, which insures that the above described Deed of Trust which is hereby foreclosed upon, was a good and valid first lien upon subject real property.

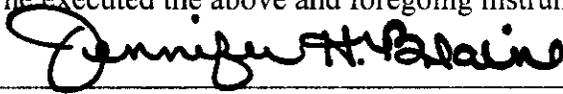
WITNESS my signature this April 28, 2011.


MARK S. MAYFIELD, Trustee

STATE OF MISSISSIPPI, COUNTY OF HINDS:

Personally appeared before me, the undersigned authority in and for the said County and State, on this April 28, 2011, within my jurisdiction, within named MARK S. MAYFIELD, who acknowledged that he is the trustee described above and that as trustee he executed the above and foregoing instrument.




NOTARY PUBLIC

My Comm. Expires: _____

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:

TNB Loan *** 5824
P. W. Holmes (FNMA)
TRUSTEE'S NOTICE OF SALE

WHEREAS, on July 27, 2004, Philip W. Holmes and Margie C. Holmes husband and wife, executed a Deed of Trust to Williams, McDaniel, Wolfe, and Womack, as Trustee for Delta Trust Mortgage Corp., a Tennessee Corporation, Beneficiary, which is recorded in the office of the Chancery Clerk of DeSoto County, MS, in Book 2053 Page 0478;

WHEREAS, on July 27, 2004, said Deed of Trust was assigned to Trustmark National Bank, as recorded in Book 2053 Page 484;

WHEREAS, on February 25, 2011, Trustmark National Bank substituted Mark S. Mayfield as Trustee, as recorded in Book 3281 Page 344;

WHEREAS, there being a default in the terms and conditions of the Deed of Trust and the entire debt secured and having been declared to be due and payable in accordance with its terms, Trustmark National Bank, the holder of the debt has requested the Trustee to execute the trust and sell said land and property pursuant to its terms in order to raise the sums due, with attorney's and trustee's fees, and expenses of sale;

NOW, THEREFORE, I, Mark S. Mayfield, Trustee for said Deed of Trust, will on April 28, 2011, offer for sale at public outcry, and sell within legal hours (being between the hours of 11:00 A.M., and 4:00 P.M.), at the east main door of the DeSoto County Courthouse, located in Hernando, MS, to the highest and best bidder for cash, the following described property situated in DeSoto County, MS, to-wit:

Lot 48 of Section D, Phillips Place Section 35, Township 1 South, Range 6 West, according to plat thereof as recorded in Plat Book 41, Page 37, of the office of the Chancery Clerk of DeSoto County, Mississippi. Being the same property conveyed by deed recorded in Book 260, Page 687.

I will convey only such title as is vested in me, with no express or implied warranties. WITNESS my signature this April 7, 2011.

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

Volume No. 116 on the 14 day of April, 2011

Volume No. 116 on the 21 day of April, 2011

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

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

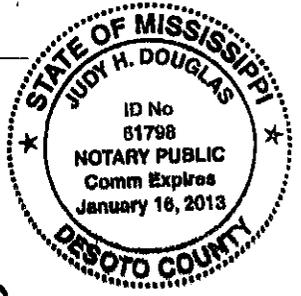
Volume No. _____ on the _____ day of _____, 2011

Diane Smith

Sworn to and subscribed before me, this 21 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 363 words @ .12 \$ 43.56

B. 2 subsequent insertions of 726 words @ .10 \$ 72.60

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

TOTAL PUBLISHER'S FEE: \$ 119.16