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DK W BK 657 PG 769  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

PREPARED BY:  
ADAMS & EDENS  
Foreclosure Department  
A Professional Association  
POST OFFICE BOX 400  
BRANDON, MISSISSIPPI 39043  
(601) 825-9508  
Bar #9731



RETURN TO:  
ADAMS & EDENS  
Foreclosure Department  
A Professional Association  
POST OFFICE BOX 400  
BRANDON, MISSISSIPPI 39043  
(601) 825-9508  
Bar #9731

Grantor:  
Bradley P. Jones  
P.O. Box 400  
Brandon, MS 39043  
(601) 825-9508

Grantee:  
Federal Home Loan Mortgage Corporation  
1310 Spring Hill Road, Mail Stop 754  
McLean, VA 22101-3992  
(703) 903-2000

**Citimortgage/Sanders**

INDEXING INSTRUCTIONS:  
Lot 174, Section "A", Gardens of  
Plantation Lakes, Section 22, T1S,  
R6W, Plat Book 85, Page 15, DeSoto  
County, MS.

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on June 12, 2006, Joseph E. Sanders, an unmarried person, executed a Deed of Trust to Williams, McDaniel, Wolfe, and Womack, Trustee for the use and benefit of Delta Trust Mortgage Corp., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 2495 at Page 369 thereof; and

WHEREAS, said Deed of Trust was ultimately assigned to ABN AMRO Mortgage Group, Inc., by assignment on file and of record in the office of the Chancery Clerk of DeSoto County,

Mississippi, in Book 2504 at Page 141 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of said Deed of Trust, substituted BRADLEY P. JONES, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 3282 at Page 75 thereof, the said Bradley P. Jones, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in DeSoto County Times, a newspaper published in the City of Hernando, DeSoto County, State of Mississippi, on the following dates, to-wit: April 28 and May 5 and May 12, 2011, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 27th day of April, 2011, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 19th day of May, 2011, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 174 of Section "A" of the Gardens of Plantation Lakes, located in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi as recorded in Plat Book 83, Page 15, in the Office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for CitiMortgage, Inc., bidding the sum of One-Hundred and Two Thousand Five Hundred and Ten and 00/100 (\$102,510.00) for all of the above-described property and said property was struck off to CitiMortgage, Inc., for said amount, and said bidder was declared the purchaser thereof.

WHEREAS, the legal holder of said indebtedness, has requested transfer and assignment of its bid to Federal Home Loan Mortgage Corporation and has authorized the undersigned to convey the property described above to Federal Home Loan Mortgage Corporation and the

undersigned, by execution of this instrument, does hereby transfer and assign all right, title and interest of CitiMortgage, Inc., as the highest and best bidder to Federal Home Loan Mortgage Corporation.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby convey unto Federal Home Loan Mortgage Corporation the land and property herein described.

WITNESS MY SIGNATURE on this the 19th day of May, 2011.

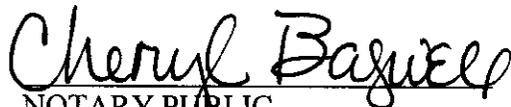
  
\_\_\_\_\_  
BRADLEY P. JONES  
SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named BRADLEY P. JONES, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 19th  
day of May, 2011.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission 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:

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

WHEREAS, on June 12, 2006, Joseph E. Sanders, an unmarried person, executed a Deed of Trust to Williams, McDaniel, Wolfe, and Wornack, Trustee for the use and benefit of Delta Trust Mortgage Corp., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 2495 at Page 369 thereof; and

WHEREAS, said Deed of Trust was ultimately assigned to ABN AMRO Mortgage Group, Inc., by assignment on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 2504 at Page 141 thereof; and

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Bradley P. Jones, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3282 at Page 75, thereof; and

WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust so to do, notice is hereby given that I, Bradley P. Jones, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the East front door of the County Courthouse of DeSoto County, at Hernando, Mississippi, on the 19th day of May, 2011, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

Lot 174 of Section "A" of the Gardens of Plantation Lakes, located in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi as recorded in Plat Book 83, Page 15, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Volume No. 116 on the 28 day of April, 2011

Volume No. 116 on the 5 day of May, 2011

Volume No. 116 on the 12 day of May, 2011

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

*Diane Smith*

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS my signature, on this the 18th day of April, 2011.

BRADLEY P. JONES  
SUBSTITUTE TRUSTEE  
PREPARED BY:  
ADAMS & EDENS  
POST OFFICE BOX 400  
BRANDON, MISSISSIPPI  
39043

(601) 825-9508

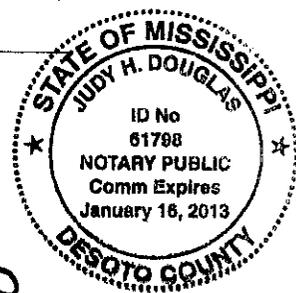
A&E File #28514

PUBLISH: April 28 and May 5 and May 12, 2011

Sworn to and subscribed before me, this 12 day of May, 2011

BY *Judy Douglas*

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



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

TOTAL PUBLISHER'S FEE: \$ 137.08

*Exhibit "A"*