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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared By: Dumas & McPhail 126 Government St Mobile, AL 36602	Return To: Dumas & McPhail 126 Government St Mobile, AL 36602
Grantor: Kent D. McPhail 126 Government St Mobile, AL 36602 251-438-2333	Grantee: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2 1661 Worthington Road Ste 100 West Palm Beach, FL 33409 561-682-7000

Indexing Instructions: Lot 2445, Section L, Southaven West S/D (S-27/T-1/R-8)  
DeSoto County, MS PB 4 pg 51

#### SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on September 19, 2006, Terrell Wagner, executed a deed of trust to Jeffrey M. Henschel, Trustee for the benefit of MERS as nominee for First NLC Financial Services, LLC a Limited Liability Company, which deed of trust is recorded in Book 2569 at Page 413 in the office of the Chancery Clerk of County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid deed of trust was assigned to Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2, by instrument dated October 8, 2010, and recorded in Book 3235 at Page 39 of the records of the aforesaid Chancery Clerk;

WHEREAS, the aforesaid, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates,

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Series 2006-2, the holder of said deed of trust and the note secured thereby, and by virtue of the Power of Attorney recorded at Book 140, Page 179, substituted Kent D. McPhail, as Trustee therein, as authorized by the terms thereof, by instrument dated February 2, 2011, and recorded in the office of the aforesaid Chancery Clerk in Book 3275 at Page 212; 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 in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2, having requested the undersigned Substituted Trustee to execute the trust and sell 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, Substituted Trustee's fees and expense of sale;

WHEREAS, the undersigned Substituted Trustee, did by an auctioneer, duly empowered by Kent D. McPhail, after posting and publication of the Notice of Sale as required by the terms of said deed of trust and the laws of the State of Mississippi, within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.), on the 6th day of May, 2011, at public outcry offered the hereinafter described property for sale at the Front door of the DeSoto County Courthouse, Hernando, Mississippi.

WHEREAS, at such sale, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates,

Series 2006-2, bid the sum of \$55,200.00; and

WHEREAS, said bid by Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2, was the highest bid;

NOW, THEREFORE, I, KENT D. MCPHAIL, Substituted Trustee, in consideration of the sum of \$55,200.00, do hereby sell and convey unto Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2 the following described property located and situated in the County of DeSoto, State of Mississippi, to-wit:

Lot 2445, Section "L", Southaven West Subdivision, located in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 4, Page 51 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WITNESS MY SIGNATURE, this, the 17<sup>th</sup> day of May, 2011.

  
SUBSTITUTED TRUSTEE

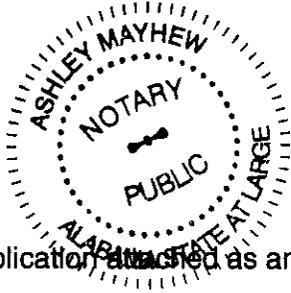
STATE OF ALABAMA )

COUNTY OF MOBILE )

PERSONALLY came and appeared before me, the undersigned authority in and for the county and state aforesaid, KENT D. MCPHAIL, Substituted Trustee, who acknowledged to and

before me that he signed and delivered the foregoing Substituted Trustee's Deed of the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this, the 17<sup>th</sup> day of May, 2011.



*Ashley Mayhew*  
NOTARY PUBLIC  
My Commission Expires: 8/2/11

\*\*Proof of publication attached as an Exhibit.

# 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 4 consecutive times, as follows, to-wit:

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on September 19, 2006, TERRELL WAGNER, executed a certain deed of trust to JEFFREY M. HENSCHEL, Trustee for the benefit of MERS AS NOMINEE FOR FIRST NLC FINANCIAL SERVICES, LLC, A LIMITED LIABILITY COMPANY, which deed of trust is of record in the office of the Chancery Clerk of DESOTO County, State of Mississippi in Book 2569, Page 413; and WHEREAS, said deed of trust was transferred and assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2 and recorded November 10, 2010 in Book 3235, Page 39; and WHEREAS, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2 has heretofore substituted Kent D. McPhail as Trustee by instrument dated February 2, 2011 and recorded in the aforesaid Chancery Clerk's Office in Book 3275, Page 212; 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 in accordance with the terms of said deed of trust, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST, 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale. NOW, THEREFORE, I, Kent D. McPhail, Substituted Trustee in said deed of trust, will on MAY 6, 2011 offer for sale at public outcry and sell within legal

- Volume No. 116 on the 12 day of April, 2011
- Volume No. 116 on the 19 day of April, 2011
- Volume No. 116 on the 26 day of April, 2011
- Volume No. 116 on the 3 day of May, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

hours of 11:00 a.m. and 4:00 p.m.), at the East Front steps of the County Courthouse of DESOTO County, located at HERNANDO, MS, to the highest and best bidder for cash the following described property situated in DESOTO County, State of Mississippi, to-wit:  
Lot 2445, Section "L", Southaven West Subdivision, located in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 4, Page 51 in the Office of the Chancery Clerk of DeSoto County, Mississippi.  
I WILL CONVEY only such title as vested in me as Substituted Trustee.  
Kent D. McPhail SUBSTITUTED TRUSTEE Dumas & McPhail 126 Government Street Mobile, AL 36602 (251) 438-2333  
Publication Dates: APRIL 12, 19, 26 AND MAY 3, 2011

Diane Smith

Sworn to and subscribed before me, this 3 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



A. Single first insertion of 429 words @ .12 \$ 51.48  
B. 3 subsequent insertions of 1287 words @ .10 \$ 128.70  
C. Making proof of publication and deposing to same \$ 3.00  
TOTAL PUBLISHER'S FEE: \$ 183.18