

9/15/11 10:17:51  
DK W BK 665 PG 538  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

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

Return To:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020

**Substitute Trustee's Deed  
Indexing Instructions**

Lot 16, Holly Grove S/D, in Sec. 30, T-1-S, R-8-W, Plat Book 75, 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:  
US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC TRUST 2006-NC1, Mortgage Pass-Through  
Certificates, Series 2006-NC1  
8480 Stage Coach Circle  
Frederick, MD 21701  
800-662-3806

WHEREAS, on the 8th day of December, 2005, and acknowledged on the 8th day of December, 2005, Janet McGovern and husband, Terry C. McGovern aka Terry J. McGovern, executed and delivered a certain Deed of Trust unto First National Financial, Trustee for New Century Mortgage Corporation, 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 2374 at Page 608; and

WHEREAS, on the 13th day of September, 2010, New Century Mortgage Corporation, assigned said Deed of Trust unto US Bank National Association, as trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC1, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3215 at Page 252 and rerecorded in DK T Book 3244 at Page 470; and

WHEREAS, on the 30th day of July, 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 3329 at Page 764; 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 August 18, 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 13th day of September, 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 13th day of September, 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 16, Holly Grove Subdivision, in Section 30, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 75, Pages 14-15, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Janet McGovern and husband, Terry C. McGovern by Warranty Deed from Security Builders, INC., dated June 04, 2004, recorded July 06, 2004, in Book 476, Page 262, Chancery Clerk's Office of DeSoto County, Mississippi.

WHEREAS, at said sale US Bank National Association, as trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC1 was the highest bidder and best bidder, therefore, for the sum of \$165,000.00 and the same was then and there struck off to US Bank National Association, as trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC1 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

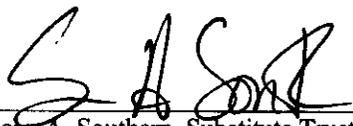
WHEREAS, US Bank National Association, as trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC1, has requested transfer and assignment of its bid to US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC TRUST 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 and has authorized the undersigned to convey the property described above to US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC TRUST 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of US Bank National Association, as trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC1, as the highest and best bidder to US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC TRUST 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1, 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 US Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC TRUST 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 the land and property herein described.

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

COC/F11-1330

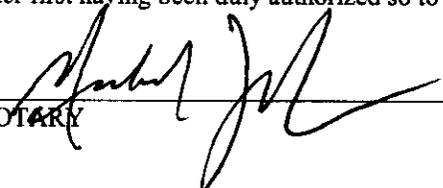
WITNESS MY SIGNATURE, this the 14<sup>th</sup> day of September, 2011.

  
Sean A. Southern, Substitute Trustee

STATE OF LOUISIANA

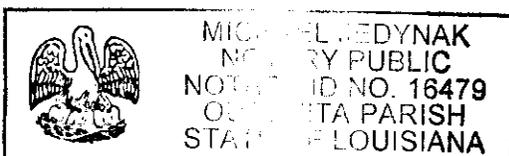
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 14 day of Sept, 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.

  
NOTARY

AT DEATH  
MY COMMISSION EXPIRES

F11-1330



# 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 8th day of December, 2005, and acknowledged on the 8th day of December, 2005, Janet McGovern and husband, Terry C. McGovern aka Terry J. McGovern, executed and delivered a certain Deed of Trust unto First National Financial, Trustee for New Century Mortgage Corporation, 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 2374 at Page 609; and

WHEREAS, on the 13th day of September, 2010, New Century Mortgage Corporation, assigned said Deed of Trust unto US Bank National Association, as trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC1, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3215 at Page 252 and rerecorded in DK T Book 3244 at Page 470; and

WHEREAS, on the 30th day of July, 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 3329 at Page 764; 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 13th day of September, 2011, I will during the lawful hours of 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:

Volume No. 116 on the 23 day of Aug., 2011

Volume No. 116 on the 30 day of Aug., 2011

Volume No. 116 on the 6 day of Sept., 2011

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

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

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

*Diane Smith*

Lot 16, Holly Grove Subdivision, in Section 30, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 75, Pages 14-15, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

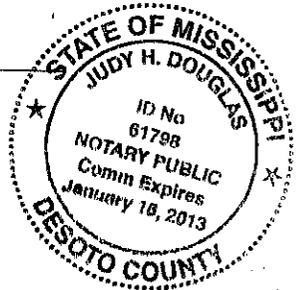
Being the same property conveyed to Janet McGovern and husband, Terry C. McGovern by Warranty Deed from Security Builders, INC., dated June 04, 2004, recorded July 06, 2004, in Book 476, Page 262, Chancery Clerk's Office of DeSoto County, Mississippi. I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 18th day of August, 2011.  
Sean A. Southern  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
COC/F11-1330  
PUBLISH:  
8.23.11/8.30.11/9.6.11

Sworn to and subscribed before me, this 6 day of Sept., 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 424 words @ .12 \$ 50.88  
B. 2 subsequent insertions of 848 words @ .10 \$ 84.80  
C. Making proof of publication and depositing to same \$ 3.00  
TOTAL PUBLISHER'S FEE: \$ 138.68

2445 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229