

9/28/11 10:11:08
DK W BK 666 PG 385
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

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**Substitute Trustee's Deed
Indexing Instructions**

Lot 963, Section E, Greenbrook S/D, Sec. 19, T1S, R7W, Plat Book 9, Page 44, 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, N.A.
PO Box 20005
Owensboro, KY 42301
877-334-6453

WHEREAS, on the 30th day of July, 2008, and acknowledged on the 30th day of July, 2008, Ashley N. Besinger aka Ashley Besinger, an unmarried woman, and Ryan A. Marston aka Ryan Marston, an unmarried man, executed and delivered a certain Deed of Trust unto Emmett James House or Bill R. McLaughlin, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Regions Bank d/b/a Regions Mortgage, 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 Mortgage Book 2932 at Page 401 and re-recorded in Book 2940 at Page 345; and

WHEREAS, on the 27th day of May, 2011, Mortgage Electronic Registration Systems, Inc. as nominee for Regions Bank d/b/a Regions Mortgage, assigned said Deed of Trust unto US Bank, N.A., by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3307 at Page 493; and

WHEREAS, on the 27th day of May, 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 3307 at Page 494; 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 19, 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 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 20th 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 20th 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 963, Section "E", Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, Desoto County, Mississippi, as per plat of record in Plat Book 9, Pages 44-45, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

WHEREAS, at said sale US Bank, N.A. was the highest bidder and best bidder, therefore, for the sum of \$109,265.01 and the same was then and there struck off to US Bank, N.A. and it was declared the purchaser thereof; and

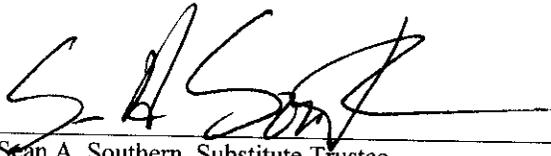
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Sean A. Southern, Substitute Trustee, for the consideration of \$109,265.01 do hereby convey the above-described property to US Bank, N.A.

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

COC/F11-0610

WITNESS MY SIGNATURE, this the 27th day of September, 2011.

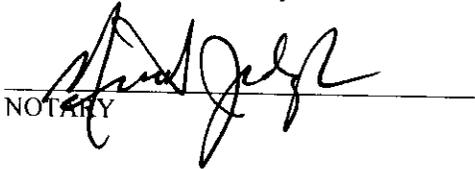


Sean A. Southern, Substitute Trustee

STATE OF LOUISIANA

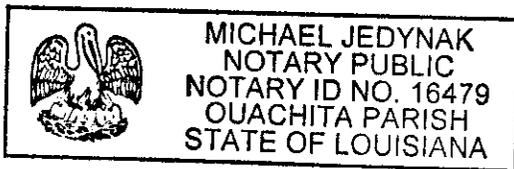
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 27 day of September, 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

F11-0610



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 30th day of July, 2008, and acknowledged on the 30th day of July, 2008, Ashley N. Besinger aka Ashley Besinger, an unmarried woman, and Ryan A. Marston aka Ryan Marston, an unmarried man, executed and delivered a certain Deed of Trust unto Emmett James House or Bill R. McLaughlin, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Regions Bank d/b/a Regions Mortgage, 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 Mortgage Book 2932 at Page 401 and re-recorded in Book 2940 at Page 345; and

WHEREAS, on the 27th day of May, 2011, Mortgage Electronic Registration Systems, Inc. as nominee for Regions Bank d/b/a Regions Mortgage, assigned said Deed of Trust unto US Bank, N.A., by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3307 at Page 493; and

WHEREAS, on the 27th day of May, 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 3307 at Page 494; 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 20th day of September, 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 883, Section "E", Green-

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

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

Volume No. 116 on the 13 day of Sept., 2011

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

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

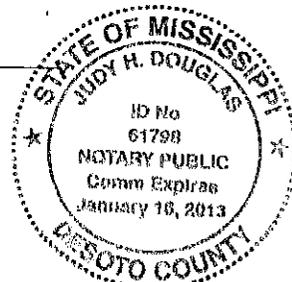
Volume No. _____ on the _____ day of _____, 2011

Diane Smith

Sworn to and subscribed before me, this 13 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 409 words @ .12 \$ 49.08

B. 2 subsequent insertions of 818 words @ .10 \$ 81.80

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

TOTAL PUBLISHER'S FEE: \$ 133.88

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

brook Subdivision, in Section 19, Township 1 South, Range 7 West, Desoto County, Mississippi, as per plat of record in Plat Book 9, Pages 44-45, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.
I will only convey such title as is vested in me as Substitute Trustee.
WITNESS MY SIGNATURE, this 19th day of August, 2011.
Sean A. Southern
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
COC/F11-0610
PUBLISH:
8.30.11/9.6.11/9.13.11