

Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(770) 234-9181

File # 1018270MS

Grantor:
Stephanie Fonteno
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
(404) 417-4040

Grantee:
LPP Mortgage LTD
7195 Dallas Parkway
Plano, TX 75024
609-883-3900

INDEXING INSTRUCTIONS: Lot 231, Stone Creek Subdivision, Phase C, of Plum Point Villages Planned Unit Development, in Section 1, Township 2 South, Range 8 West, and Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi PB 67 PS 34

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Leigh-Anne Short f/k/a Leigh Ann Short f/k/a Leigh Ann Layton and Joshua Layton executed a Deed of Trust in favor of Roger D. Murphree, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for New South Federal Savings Bank, its successors and assigns, dated April 1, 2008, and recorded in Book 2895, Page 576 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to LPP Mortgage LTD, by instrument dated , and recorded in the Office of the aforesaid Chancery Clerk in Book 3203, Page 761; and

WHEREAS, LPP Mortgage LTD, the legal holder of the said Deed of Trust and the Note secured thereby, substituted NATIONWIDE TRUSTEE SERVICES, INC as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated May 17, 2011, and recorded in Book 3333, Page 87 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do

under the terms thereof, Nationwide Trustee Services, Inc., did on October 6, 2011, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East front steps of the DeSoto County Courthouse in Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

Lot 231, Stone Creek Subdivision, Phase C, of Plum Point Villages Planned Unit Development, in Section 1, Township 2 South, Range 8 West, and Section 6, Township 2 South, Range 7 West, as shown by plat of record in Plat Book 67, Page 34, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description. Property Address: 5765 Kayla Drive Southaven, MS 38671 Being the same property conveyed to Joshua Layton and Leigh Ann Layton, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common, by Warranty Deed from William M. Doss and Stacey C. Doss, husband and wife, dated 04/28/2005 filed for record on 05/10/2005 in Book 499, Page 109 in the aforesaid Chancery Clerk's Office.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in the Desoto Times Today, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on September 15, 2011, and subsequent notices appeared on 09/22/2011 and 09/29/2011. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on September 14, 2011, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale LPP Mortgage LTD bid for said property in the amount of \$61,218.18 and this being the highest and best bid the said LPP Mortgage LTD was declared the successful bidder and the same was then and there struck off to LPP Mortgage LTD.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$61,218.18, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **LPP Mortgage LTD**, its successors and assigns, the land and property above described, together with all improvements thereon.

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

WITNESS MY SIGNATURE, this 6 day of October, 2011.

Stephanie Fonteno, Assistant Vice President

Stephanie Fonteno
NATIONWIDE TRUSTEE SERVICES, INC
Substitute Trustee

STATE OF Georgia
COUNTY OF DeKalb

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6th day of October, 2011 within my jurisdiction, the within named Stephanie Fonteno who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and forgoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies). and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and forgoing instrument, after first having been duly authorized so to do.

Mark E. Bruton
NOTARY PUBLIC

My Commission Expires: September 10, 2013

(Affix seal)



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 DE SOTO
WHEREAS, on April 1, 2008, Leigh-Anne Short W/ia Leigh Ann Short W/ia Leigh Ann Layton and Joshua Layton executed and delivered a certain Deed of Trust unto Roger D. Murphree, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for New South Federal Savings Bank, its successors and assigns, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 2895, Page 578; and WHEREAS, said Deed of Trust was subsequently assigned unto LPP Mortgage LTD, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 3203, Page 761; and WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 3333, Page 87; and WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on October 6, 2011, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East front steps of the De-Soto County Courthouse in Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit: Lot 231, Stone Creek Subdivision, Phase C, of Plum Point Villages Planned Unit Development, in Section 1, Township 2 South, Range 8 West, and Section 6, Township 2 South, Range 7 West, as shown by plat of record in Plat Book 67, Page 34, Chancery Clerk's Office for DeSoto County, Mississippi, to which

- Volume No. 116 on the 15 day of Sept., 2011
- Volume No. 116 on the 22 day of Sept., 2011
- Volume No. 116 on the 29 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

plat reference is hereby made for a more complete legal description. Property Address: 5765 Kayla Drive Southaven, MS 38671 Being the same property conveyed to Joshua Layton and Leigh Ann Layton, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common, by Warranty Deed from William M. Doss and Stacey C. Doss, husband and wife, dated 04/28/2005 filed for record on 05/10/2005 in Book 499, Page 109 in the aforesaid Chancery Clerk's Office. Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee. WITNESS MY SIGNATURE, this the 7th day of September, 2011 Stephanie Fonteno, Assistant Vice President Nationwide Trustee Services, Inc. 1587 Northeast Expressway Atlanta, GA 30329 (770) 234-9181 1018270MS PUBLISHER: 09/15/2011, 09/22/2011 and 09/29/2011

Diane Smith

Sworn to and subscribed before me, this 29 day of Sept.

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 455 words @ .12 \$ 54.60
 B. 2 subsequent insertions of 910 words @ .10 \$ 91.00
 C. Making proof of publication and depositing to same \$ 3.00
 TOTAL PUBLISHER'S FEE: \$ 148.60