

5/13/13 1:32:39
DK W BK 706 PG 616
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:
C&R Property Management, LLC
1761 Dancy Blvd.
Horn Lake, MS 38637
(901) 603-4477

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

Grantee:
C&R Property Management, LLC
1761 Dancy Blvd.
Horn Lake, MS 38637
901-603-4477

EMC Mortgage Corporation/ Poellintz
INDEXING INSTRUCTIONS:
Lot 1906, Section "E", DeSoto Village
Subdivision, Section 33, T1S, R8W, DeSoto
County, MS PB 12 PG 22-25

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 7th day of April, 2004, Hollie Sherre Hinds-Poellintz and Ivan Lee Poellintz, executed a Deed of Trust to Fidelity National Title Insurance Company of New York, Trustee for the use and benefit of Encore Credit 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 1965 at Page 373 thereof; and

A&E #10-00071

WHEREAS, said Deed of Trust was assigned to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2004-HE7, by assignment on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 3565 at Page 736 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 3565 at Page 738 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 Times-Tribune, a newspaper published in the City of Hernando, DeSoto County, State of Mississippi, on the following dates, to-wit: April 9, 2013, April 16, 2013, April 23, 2013, 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 8th day of April, 2013, 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 30th day of April, 2013, at the East front door of the County Courthouse of DeSoto County, 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 1906, Section "E", DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 22-25, 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 C&R Property Management, LLC, bidding the sum of Forty-Six Thousand Six Hundred and 00/100 Dollars (\$46,600.00) for all of the above-described property and said property was struck off to C&R Property Management, LLC, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of Forty-Six Thousand Six Hundred and 00/100 Dollars (\$46,600.00), cash in hand paid, the receipt of which is hereby acknowledged, BRADLEY P. JONES, SUBSTITUTE TRUSTEE, does hereby sell and convey to C&R Property Management, LLC, all of the above-described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 9th day of May, 2013.



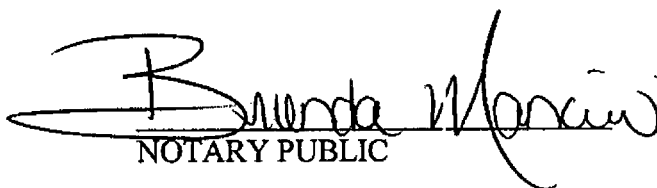
BRADLEY P. JONES
SUBSTITUTE TRUSTEE

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 9th day of May, 2013.



NOTARY PUBLIC

My Commission Expires:



AFFP
10-00071/Poellintz

Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI }
COUNTY OF DESOTO } SS

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

April 09, 2013, April 16, 2013, April 23, 2013

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Diane Smith

Clerk

Subscribed to and sworn to me this 23rd day of April 2013.

Judy Douglas
JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 15, 2017

00002381 00020090

Adams & Edens
P.O. Box 400
Brandon, MS 39043



SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on the 7th day of April, 2004, Hollie Sherre Hinds-Poellintz and Ivan Lee Poellintz, executed a Deed of Trust to Fidelity National Title Insurance Company of New York, Trustee for the use and benefit of Encore Credit 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 1965 at Page 373 thereof; and WHEREAS, said Deed of Trust was assigned to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates, Series 2004-HE7, by assignment on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 3565 at Page 736 thereof; and

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Bradley P. Jones, as Trustee herein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3565 at Page 738, 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 30th day of April, 2013, 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 1906, Section "E", DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 22-25, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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 1st day of April, 2013.

BRADLEY P. JONES
SUBSTITUTE TRUSTEE
PREPARED BY:

ADAMS & EDENS
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
A&E File #10-00071
PUBLISH: 04/09/2013, 04/16/2013, 04/23/2013

Exhibit "A"