

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 5th day of January, 2010, Howard Morales and Abelina Y. Morales, executed and delivered a certain Deed of Trust unto Verdugo Trustee Service Corporation, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for CitiMortgage, Inc., 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 DK T Book 3125 at Page 373; and

WHEREAS, on the 19th day of November, 2015, the Holder of said Deed of Trust filed a Loan Modification Agreement of Deed of Trust by instrument recorded in the office of the aforesaid Chancery Clerk of Court in DK T Book 4074 at Page 164; and

WHEREAS, on the 2nd day of July, 2013, Mortgage Electronic Registration Systems, Inc. as nominee for CitiMortgage, Inc., assigned said Deed of Trust unto Citimortgage, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3674 at Page 625; and

WHEREAS, on the 11th day of April, 2016, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 4141 at Page 31; and

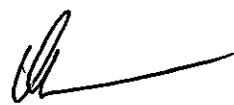
WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 31st day of May, 2016, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, 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:

All that parcel of land in City of Olive Branch, DeSoto County, State of Mississippi, as more fully described in Deed Book 560, Page 418, being known and designated as Lot 155, Phase 3, First Revision, Alexander Crossing Subdivision, located in Section 27, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 91, Page 41 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

By Fee Simple Deed from Coleman-Bartley Enterprises, LLC as set forth in Deed Book 560, Page 418 Dated 05/31/2007 and Recorded 06/07/2007, DeSoto County Records, State of Mississippi.

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

WITNESS MY SIGNATURE, this 3rd day of May, 2016.



Emily Kaye Courteau
Substitute Trustee
855 S Pear Orchard Rd., Ste. 404, Bldg. 400
Ridgeland, MS 39157
(318) 330-9020

/F16-0308

PUBLISH: 5-10-2016 / 5-17-2016 / 5-24-2016

5-31-16

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on August 3, 2005, Akira Dickson, a single woman, executed a Deed of Trust to Assured Escrow, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. "MERS," acting solely as nominee for FMF Capital LLC, a Michigan limited liability company, as recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 2297 at Page 440, as the same may have been affected by that certain Loan Modification of Land Deed of Trust Agreement dated August 28, 2008, filed for record on February 19, 2010 and recorded in Book 3134 at Page 767 in the office of the aforesaid Chancery Clerk (hereinafter, the "Deed of Trust"), reference to which is hereby made; and,

WHEREAS, Mortgage Electronic Registration Systems, Inc. assigned said Deed of Trust to Countrywide Home Loans, Inc. under the date of August 4, 2006, recorded in Book 2539 at Page 790 of the records of the office of the aforesaid Chancery Clerk, reference to which is hereby made, and,

WHEREAS, Countrywide Home Loans, Inc. assigned said Deed of Trust to Residential Funding Company, LLC on or about May 6, 2008, recorded in Book 2901 at Page 437 of the records of the office of the aforesaid Chancery Clerk, reference to which is hereby made; and,

WHEREAS, Mortgage Electronic Registration Systems, Inc., as nominee for FMF Capital LLC, assigned said Deed of Trust to Ocwen Loan Servicing, LLC under the date of March 10, 2014, recorded in Book 3796 at Page 81 of the records of the office of the aforesaid Chancery Clerk, reference to which is hereby made; and,

WHEREAS, Ocwen Loan Servicing, LLC, assigned said Deed of Trust to Christiana Trust, a division of Wilmington Savings Fund Society, FSB as Trustee for Knoxville 2012 Trust under the date of March 20, 2014, recorded in Book 3796 at Page 82 of the records of the office of the aforesaid Chancery Clerk, reference to which is hereby made; and,

5 - 31 - 2016

WHEREAS, Christiana Trust, a division of Wilmington Savings Fund Society, FSB as Trustee for Knoxville 2012 Trust, assigned said Deed of Trust to 21st Mortgage Corporation under the date of March 1, 2016, recorded in Book 4121 at Page 270 of the records of the office of the aforesaid Chancery Clerk, reference to which is hereby made; and,

WHEREAS, Residential Funding Company, LLC assigned said Deed of Trust to 21st Mortgage Corporation under the date of March 1, 2016, recorded in Book 4121 at Page 290 of the records of the office of the aforesaid Chancery Clerk, reference to which is hereby made; and,

WHEREAS, said 21st Mortgage Corporation, under the power granted to it in said Deed of Trust, by instrument dated March 30, 2016, duly spread upon the record and recorded in Book 4140 at Page 46, in the office of the Chancery Clerk aforesaid, did substitute the undersigned Marc K. McKay in the place and stead of the original Trustee and of any other Substituted Trustee; 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 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 for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expenses of sale;

NOW, THEREFORE, I, the undersigned Marc K. McKay being the Substituted Trustee, do hereby give notice that on May 31, 2016, between 11:00 o'clock a.m. and 4:00 o'clock p.m., being the legal hours of sale, I will proceed to sell at public outcry, to the highest bidder for cash, at the East Front Door of the DeSoto County Courthouse in Hernando, State of Mississippi, the following

real property described and conveyed in said Deed of Trust, lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Lot 148, Section "A-2", North Creek Subdivision, located in Section 20, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 63, Page 38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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

WITNESS MY SIGNATURE, this the 27th day of April, 2016.


MARC K. MCKAY
SUBSTITUTED TRUSTEE

Marc K. McKay
MCKAY LAWLER FRANKLIN
& FOREMAN, PLLC
Attorneys at Law
Post Office Box 2488
Ridgeland, Mississippi 39158-2488
(601) 572-8778

POSTED: April 28, 2016

PUBLISHED: May 10, 2016, May 17, 2016, and May 24, 2016

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on June 20, 2013, Millie A. Powers and Martin L. Powers, executed a deed of trust to O'Brien Law Firm, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for NOLA Lending Group, LLC, its successors and assigns, to secure a Promissory Note of even date in the amount of \$92,198.00, payable to the order of NOLA Lending Group, LLC, which Deed of Trust was recorded on June 24, 2003, in Deed of Trust Book 3663, Page 668, and was modified by instrument dated March 30, 2015, which was recorded on August 3, 2015, in Book 4020, Page 529, in the office of the Chancery Clerk of the DeSoto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned by Mortgage Electronic Registration Systems, Inc., as nominee for NOLA Lending Group, LLC to U.S. Bank National Association by instrument dated March 27, 2014, and recorded on April 2, 2014, in Book 3796, Page 196, and again on May 28, 2015 and recorded on June 4, 2015, in Book 3991 at Page 142, all in the records of the aforesaid Chancery Clerk; and

WHEREAS, U.S. Bank National Association is the holder of the promissory note secured by said Deed of Trust; and

WHEREAS, U.S. Bank National Association, the holder of the Deed of Trust and note secured thereby, substituted either James L. DeLoach or David E. Flautt as Trustee, as authorized by the terms thereof, by instrument recorded and spread at large upon the records in the office of the aforesaid Chancery Clerk in Book 4121, Page 161, prior to the posting and publication of this notice; and

WHEREAS, default having been made in the terms and conditions of the Deed of Trust, and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of the deed of trust, and the legal holder of said indebtedness, U.S. Bank National Association has requested the undersigned Substitute Trustee to execute the trust and sell said land, property and improvements in accordance with the terms of the Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substitute Trustee's fees and expenses of sale;

THEREFORE, on May 31, 2016, the undersigned, as Substitute Trustee in the Deed of Trust, will offer for sale at public outcry and sell to the highest bidder for cash, within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.) at the East front door steps of the DeSoto County Courthouse in Hernando, Mississippi, the following described land, property and improvements lying and being situate in DeSoto County, Mississippi, to-wit:

Lot 58, Phase V, Heritage Hills PUD, in Section 26, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 52, Page 18, in the Office of the Chancery Clerk of Desoto County, Mississippi.

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

5 - 31 - 2016

WITNESS MY SIGNATURE, this the 2nd day of May, 2016.



David E. Flautt or James L. DeLoach
Substitute Trustee
299 South 9th Street
Oxford, MS 38655
(770) 643-2148
Foreclosurehotline.net
File No.: 559516

PUBLISH: May 10, 2016
May 17, 2016
May 24, 2016

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on August 13, 2009, Robert E. Howe, a married man executed a certain deed of trust to John Clark, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for First State Bank, its successors and assigns which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 3,069 at Page 529; and

WHEREAS, Tami L. Howe acquired an interest in said property by QuitClaim Deed dated December 30, 2009 and recorded in Book 624 at Page 420 of the aforesaid Chancery Clerk's Office; and

WHEREAS, said Deed of Trust was subsequently assigned to JPMorgan Chase Bank, National Association by instrument dated June 25, 2015 and recorded in Book 4,009 at Page 152 of the aforesaid Chancery Clerk's office; and

WHEREAS, JPMorgan Chase Bank, National Association has heretofore substituted Shapiro & Massey, LLC as Trustee by instrument dated November 6, 2015 and recorded in the aforesaid Chancery Clerk's Office in Book 4,077 at Page 478; and

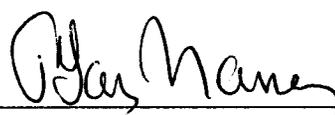
WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, JPMorgan Chase Bank, National Association, the legal holder of said indebtedness, having 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, Shapiro & Massey, LLC, Substituted Trustee in said deed of trust, will on May 31, 2016 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 7, Section A, Shadow Oaks Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 58, Pages 19-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 2nd day of May, 2016.



Shapiro & Massey, LLC
SUBSTITUTED TRUSTEE

Shapiro & Massey, LLC
1080 River Oaks Drive
Suite B-202
Flowood, MS 39232
(601) 981-9299

6473 Shadow Oaks Cove
Horn Lake, MS 38637
15-014385AH

5-31-16

Publication Dates:
May 10, 17 and 24, 2016