

Prepared by & Return to:  
PRIORITY TRUSTEE SERVICES  
OF MS, L.L.C.  
1587 Northeast Expressway  
Atlanta, GA 30329  
404-329-8322 ext 1502

6/17/08 10:29:04  
BK 587 PG 229  
DESOTO COUNTY, MS  
J.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 615, Section N, Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Angela Perry and Jeremy L. Perry executed a Deed of Trust in favor of Ron Morrison, Trustee, securing an indebtedness to Impac Funding Corp dba Impac Lending Group, dated January 29, 2002, and recorded in Book 1456, Page 763 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to GMAC Mortgage, LLC, by instrument dated August 1, 2007, and recorded in the Office of the aforesaid Chancery Clerk in Book 2776, Page 325; and

WHEREAS, GMAC Mortgage, LLC, the legal holder of the said Deed of Trust and the Note secured thereby, substituted Priority Trustee Services of Mississippi, L.L.C. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated August 8, 2007, and recorded in Book 2776, Page 328 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, Priority Trustee Services of Mississippi, L.L.C., did on September 20, 2007, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps door of the De Soto County Courthouse, 2535 Highway 51 South 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:

A

Lot 615, Section N, Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as recorded in Plat Book 52, Page 43 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

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 Mark A. Baker, Manager consecutive weeks preceding the date of sale. The first notice of publication appeared on August 30, 2007, and subsequent notices appeared on 09/06/2007 and 09/13/2007. 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 August 30, 2007, and everything necessary to be done was done to make and effect a good and lawful sale.

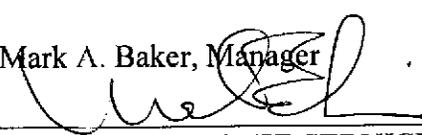
At said sale GMAC Mortgage, LLC bid for said property in the amount of \$113,500.00 and this being the highest and best bid the said GMAC Mortgage, LLC was declared the successful bidder and the same was then and there struck off to GMAC Mortgage, LLC.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$113,500.00, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **GMAC Mortgage, LLC**, 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 the 20 day of September, 2007.

Mark A. Baker, Manager

  
\_\_\_\_\_  
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.  
Substitute Trustee

STATE OF GEORGIA  
COUNTY OF DEKALB

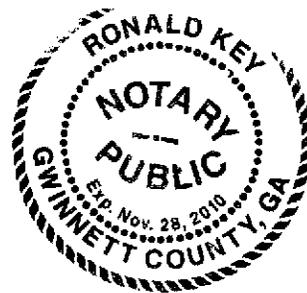
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said County and State, on this 20<sup>th</sup> day of September, 2007, within my jurisdiction, the within named Mark A. Baker, who acknowledged to me that he is Manager of Priority Trustee Services of Mississippi, L.L.C., a manager-managed limited liability company, and as manager of said limited liability company, he executed the above foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 20 day of September, 2007.

*Ronald Key*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 11-28-2010

Grantor:  
Mark A. Baker, Manager  
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.  
1587 Northeast Expressway  
Atlanta, GA 3032770-234-9181  
*404-329-8322*

Grantee:  
GMAC Mortgage, LLC  
500 Enterprise Road, Suite 150  
Horsham, PA 19044  
800-850-4622





# 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 Today, 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:

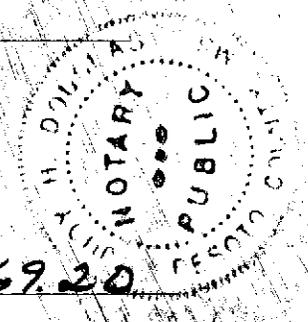
- Volume No. 112 on the 30 day of Aug., 2007
- Volume No. 112 on the 6 day of Sept., 2007
- Volume No. 112 on the 13 day of Sept., 2007
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 23 day of May, 2008

BY Judy A. Owens

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 346 words @ .12 \$ 41.52
  - B. 2 subsequent insertions of 692 words @ .10 \$ 69.20
  - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 110.72

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**  
STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

WHEREAS, on January 29, 2002, Angela Perry and Jeremy L. Perry executed and delivered a certain Deed of Trust unto Ron Morrison, Trustee for the benefit of Impac Funding Corp dba Impac Lending Group, 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 1458, Page 763; and

WHEREAS, said Deed of Trust was subsequently assigned unto GMAC Mortgage, LLC, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 2776, Page 325; and

WHEREAS, the holder of said Deed of Trust substituted and appointed Priority Trustee Services of Mississippi, L.L.C., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 2776, Page 325; 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 September 20, 2007, 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 615, Section N, Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as recorded in Plat Book 52, Page 43 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 Substituted Trustee.

WITNESS MY SIGNATURE, this the 28th day of August, 2007

LaSheka Payne  
LaSheka Payne, Member  
PRIORITY TRUSTEE SERVICES  
OF MS, L.L.C.  
1587 Northeast Expressway  
Atlanta, GA 30329  
(770) 234-9181 ext 1502  
0715706MS  
PUBLISH: 08/30/2007, 09/06/2007  
and 09/13/2007

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