

Substitute Trustee's Deed
Indexing Instructions
Lot 1, Lake Front S/D, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 25th day of February, 2008, Dorothy Seaton, a married person, joined herein by Tommy Seaton, executed and delivered a certain Deed of Trust unto J.S. DuBose and/or J. David Motley, Trustee for Mortgage Electronic Registration Systems, 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 Book 2879 at Page 340; and

WHEREAS, on the 15th day of October, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Colonial National Mortgage, a division of Colonial Savings, F.A., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2960 at Page 294; and

WHEREAS, on the 15th day of October, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2960 at Page 295; 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, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated October 28, 2008 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 The DeSoto Times Today 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 25th day of November, 2008, 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 at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 25th day of November, 2008, 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 at Hernando, Mississippi the following described real property, to-wit:

Lot 1, Lake Front Subdivision, situated in Section 22, Township 1 South, Range 6 West, DeSoto County, MS, as per plat of record in Plat Book 96, Page 5, in the Chancery Clerk's Office of Desoto County, MS.

WHEREAS, at said sale Colonial National Mortgage, a division of Colonial Savings, F.A. was the highest bidder and best bidder, therefore, for the sum of \$312,440.70 and the same was then and there struck off to Colonial National Mortgage, a division of Colonial Savings, F.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

WHEREAS, Colonial National Mortgage, a division of Colonial Savings, F.A., has requested transfer and assignment of its bid to Federal National Mortgage Association and has authorized the undersigned to convey the property described above to Federal National Mortgage Association and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Colonial National Mortgage, a division of Colonial Savings, F.A., as the highest and best bidder to Federal National Mortgage Association, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

*Manis
02/08
3d*

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Federal National Mortgage Association the land and property herein described.

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

cls/F08-3018

WITNESS MY SIGNATURE, this the 3rd day of December, 2008.

Emily Kaye Courteau, 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 3rd day of December, 2008, the within named Emily Kaye Courteau, 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

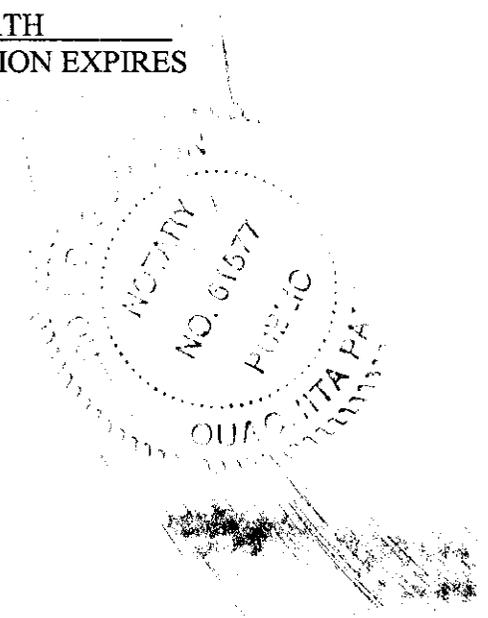
AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

Ron D. Gordon
Notary No. 61577
Notary Public, Ouachita Parish, LA
My Commission Expires at Death

GRANTEE:
Federal National Mortgage Association c/o
Colonial National Mortgage, a division of Colonial Savings, F.A.
14901 Quorum Drive Suite 600
Dallas, TX 75254
817-390-2000



THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES
2309 OLIVER RD.
MONROE, LA 71201
318-330-9020

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 25th day of February, 2008, Dorothy Seaton, a married person, joined herein by Tommy Seaton, executed and delivered a certain Deed of Trust unto J.S. DuBose and/or J. David Motley, Trustee for Mortgage Electronic Registration Systems, 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 Book 2879 at Page 340; and WHEREAS, on the 15th day of October, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Colonial National Mortgage, a division of Colonial Savings, F.A., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2960 at Page 294; and

WHEREAS, on the 15th day of October, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2960 at Page 295; 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 25th day of November, 2008, 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 at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 1, Lake Front Subdivision, situated in Section 22, Township 1 South, Range 6 West, DeSoto County, MS, as per plat of record in Plat Book 96, Page 5, in the Chancery Clerk's Office of DeSoto County, MS.

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

WITNESS MY SIGNATURE, this day October 28, 2008

Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-8020
cls/F08-3018
PUBLISH: 11-4-08, 11-11-08, 11-18-08

Volume No. 113 on the 4 day of Nov., 2008

Volume No. 113 on the 11 day of Nov., 2008

Volume No. 113 on the 18 day of Nov., 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

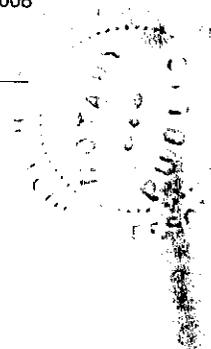
Volume No. _____ on the _____ day of _____, 2008

Diane Smith

Sworn to and subscribed before me, this 18 day of Nov., 2008

By *Judith A. Courteau*

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



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