

Current Borrower: Lowman Stroman  
B&H File Number: 272230  
Loan Type: CONV UNINSURED  
Property Address: 7705 Millbridge Drive, Southaven, MS 38671

Indexing Instructions: LOT 1333, SECTION "G", GREENBROOK SUBDIVISION, LOCATED IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI

### SUBSTITUTE TRUSTEE'S DEED

Grantor: James L. DeLoach, Substitute Trustee  
Grantee: MTGLQ INVESTORS, L.P.

WHEREAS, on April 18, 2006, Lowman Stroman, unmarried man, executed a deed of trust to Kirk Smith, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Eagle Mortgage & Funding Corporation, which deed of trust is recorded in Deed of Trust Book 2457 at Page 531 in the office of the Chancery Clerk of Desoto, State of Mississippi; and

WHEREAS, the aforesaid deed of trust was assigned to MTGLQ INVESTORS, L.P., by instrument dated October 15, 2008, and recorded in Book 2,959 at Page 637 of the records of the aforesaid Chancery Clerk; and

WHEREAS, the aforesaid, MTGLQ INVESTORS, L.P., the holder of said deed of trust and the note secured thereby, substitute James L. DeLoach, as Trustee therein, as authorized by the terms thereof, by instrument dated November 26, 2008, and recorded in the office of the aforesaid Chancery Clerk in Book 2972 at Page 579; 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, MTGLQ INVESTORS, L.P., having requested the undersigned Substitute Trustee to execute the trust and sell 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, Substitute Trustee's fees and expense of sale;

WHEREAS, the undersigned Substitute Trustee, after posting and publication of the Notice of Sale as required by the terms of said deed of trust and laws of the State of Mississippi, within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.), on June 9, 2009, at public outcry offered the hereinafter described property for sale at the East front door of the Courthouse, in Hernando, County of Desoto, State of Mississippi;

BH # 272230/457

*Buller  
J. Hesch PA*

WHEREAS, the Proof of Publication, Affidavit of Posting and the Memorandum of Sale have been prepared and executed to verify all aforesaid events. Said items are attached as proof thereof;

WHEREAS, at the time and place aforementioned, the undersigned received from the hereinafter named grantee a bid of \$147,579.07 which was the highest bid for cash for said land and property, and said bidder was then and there declared to be the purchaser thereof;

NOW, THEREFORE, in consideration of the aforesaid sum, cash in had paid, the receipt whereof is hereby acknowledged, the undersigned does hereby and convey unto MTGLQ INVESTORS, L.P. the following described real estate, together with all the improvements and appurtenances thereunto belonging, situated in the County of Desoto, State of Mississippi, to-wit:

LOT 1333, SECTION G, GREENBROOK SUBDIVISION, LOCATED IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 11, PAGES 15-20, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

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

WITNESS MY SIGNATURE, this, the 9<sup>th</sup> day of June, 2009

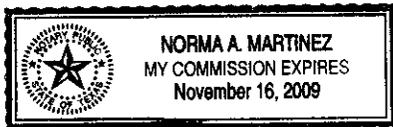


James L. DeLoach  
 SUBSTITUTE TRUSTEE  
 Butler & Hosch, P.A.  
 13800 Montfort Drive, Suite 300  
 Dallas, Texas 75240  
 Telephone No.: (972) 233-2500

STATE OF TEXAS            )  
                                   )    ACKNOWLEDGMENT  
 COUNTY OF DALLAS        )

PERSONALLY came and appeared before me, the undersigned authority in and for the county and state of aforesaid, James L. DeLoach, Substitute Trustee, who acknowledged to and before me that he executed the foregoing Substitute Trustee's Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this, the 9<sup>th</sup> day of June, 2009



*[Handwritten Signature]*  
 Notary Public

My Commission Expires: 11-16-09

GRANTOR'S NAME, ADDRESS AND PHONE NUMBER:

James L. DeLoach  
 Butler & Hosch, P.A.  
 13800 Montfort Drive, Suite 300  
 Dallas, Texas 75240  
 (972)-233-2500

GRANTEE'S NAME, ADDRESS AND PHONE NUMBER (Send Tax Statements to this address):

MTGLQ INVESTORS, L.P.  
 Litton Loan Servicing, LP  
 4828 Loop Central Drive  
 Houston, TX 77081  
 (817) 699-3848

THIS DOCUMENT PREPARED BY AND AFTER RECORDING PLEASE RETURN TO:

BUTLER & HOSCH, P. A.  
 MS Foreclosure Department  
 13800 Montfort; Suite 300  
 Dallas, TX 75240  
 (972) 233-2500

Current Borrower: LOWMAN STROMAN  
B&H File Number: 272230  
Loan Type: CONV UNINSURED  
Property Address: 7705 Millbridge Drive, Southaven, MS 38671

**Affidavit of Mortgagee**

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Khrytsina Sparks, who after being duly sworn, deposed as follows:

- "1. I am an employee of Butler & Hosch, P.A., attorney for Litton Loan Servicing, LP, as servicing agent for MTGLQ INVESTORS, L.P. at the time of the events hereinafter set forth and make this affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.
- 2. This affidavit is made with respect to the foreclosure of that certain Deed of Trust dated April 18, 2006, recorded in Volume, Page, Real Property Records, Desoto County, Mississippi, executed by Lowman Stroman, unmarried man, to Kirk Smith, Trustee, to secure payment of a Note to Mortgage Electronic Registration Systems, Inc. as nominee for Eagle Mortgage & Funding Corporation.
- 3. MTGLQ INVESTORS, L.P. is the holder of the indebtedness secured by the Deed of Trust.
- 4. To the best of my knowledge and belief, proper notice was sent prior to acceleration of indebtedness. All obligations duties of the holder of the debt were performed in the manner required by law and all notices were served on the Debtor at the Debtor's last known address as shown by the records of the holder of the debt.
- 5. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property were not members of the Armed Forces of the United States of America and had not been members of any such entities for the last three (3) months prior to the date of the Trustee's Sale and the subject hereof and were alive on the date of such sale.
- 6. At the instructions and on behalf of the holder of the debt or its agent, notice of acceleration of indebtedness and Trustee's Sale was served on every debtor obligated on the debt, by certified and regular mail at least thirty (30) days prior to the date therein specified for sale at the last known address of each such debtor according to the records of the holder of the debt.
- 7. At the instructions and on behalf of the holder of the debt or its agent, Notice of Trustee's Sale was filed with the Chancery Clerk in the county or counties in which the subject property is situated and copies thereof posted at said courthouse(s) as required by law and in the manner specified by ordinance or custom."

FURTHER AFFIANT SAYETH NAUGHT.

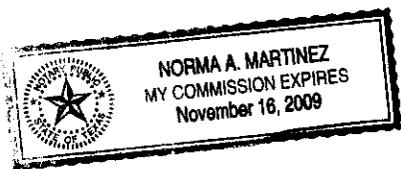
*[Handwritten Signature]*  
AFFIANT

STATE OF TEXAS §  
COUNTY OF DALLAS §

Sworn to and subscribed before me, the undersigned Notary Public, on this day personally appeared Khrytsina Sparks, who is the Legal Assistant and duly authorized agent of Butler & Hosch, P.A., on behalf of said law firm, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of June, 2009

*[Handwritten Signature]*  
Notary Public for the State of Texas  
Norma A. Martinez  
Printed Name of Notary Public  
My Commission Expires: 11-16-09



Current Borrower: Lowman Stroman  
 B&H File Number: 272230  
 Loan Type: CONV UNINSURED  
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**MEMORANDUM OF SALE**

The undersigned Substitute Trustee (hereinafter "Trustee") hereby appoints \_\_\_\_\_  
 \_\_\_\_\_, to serve as auctioneer for the purpose of conducting the foreclosure sale more particularly described below. This appointment is subject to completion of a satisfactory title examination (including a search for Federal Liens) and the performance of all duties in conformity with Trustee's instructions. All third party bids are subject to confirmation by Trustee prior to sale. Right is reserved by Trustee to reject any bid or to withdraw the property from auction prior to final sale. All sales are subject to review and confirmation by the Trustee, prior to conveyance. The undersigned Trustee reserves the right to reject any bid and to decline to convey the subject property due to mistake (including but not limited to an error in the bid amount), inadequacy of funds, title defects or lack of notice to the IRS, or for any other reasonable cause. If Trustee elects to reject a bid, the funds tendered by the successful bidder will be promptly returned, and the property will be re-advertised for sale at a subsequent date.

Upon confirmation by the Trustee, Trustee will convey only such title as is vested in him. No representations are made concerning title to the subject property of the fitness or merchantability of the same. It is the purchaser's sole responsibility to examine and investigate the title to the property and any related issues, and it shall be the purchaser's responsibility to resolve any issues relating to other liens, taxes or other title problems or issues affecting the subject property. The property will be conveyed without warranty of any kind, it being understood that the property is being sold "as is". The form of conveyance will be that of a Substituted Trustee's Deed, which is in the nature of quitclaim deed.

WITNESS MY SIGNATURE, on this 9<sup>th</sup> day of June, 2009

*James L. DeLoach*

James L. DeLoach, Substitute Trustee  
Butler & Hosch, P.A.  
13800 Montfort Drive, Suite 300  
Dallas, Texas 75240  
Telephone No.:(972) 233-2500

**RESULTS OF SALE:**

DEED OF TRUST FORECLOSED: BOOK 2457 PAGE 531  
DATE & TIME OF SALE: June 9, 2009, AT 12:25 A.M./P.M.  
AMOUNT OF HIGHEST BID: \$ 147,579.00  
CONVEY TO: MTGLQ Investors, L.P.  
  
  
PHONE: (817) 699-3848

The undersigned acknowledged having read the terms of the auctioneer's appointment and conditions of sale set forth above, and further acknowledge that all bids are subject to approval by the Trustee prior to conveyance, and the sale may be set aside by the Trustee and the funds tendered returned to the bidder, if these conditions are not satisfied.

WITNESS OUR SIGNATURES, on this 9<sup>th</sup> day of June, 2009.

*James L. DeLoach*

AUCTIONEER  
Printed Name: JAMES L. DELOACH

WITNESS  
Printed Name: \_\_\_\_\_

HIGHEST BIDDER  
Printed Name: \_\_\_\_\_

WITNESS  
Printed Name: \_\_\_\_\_

# 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**

WHEREAS, on April 18, 2006, Lowman Stroman, unmarried man executed a deed of trust to Kirk Smith, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Eagle Mortgage & Funding Corporation, which deed of trust is recorded in Deed of Trust Book 2457 at Page 531 in the office of the Chancery Clerk of the County of Desoto, State of Mississippi; and

WHEREAS, the aforesaid deed of trust was assigned to MTGLQ INVESTORS, L.P., by instrument dated October 15, 2008, and recorded in Book 2,959 at Page 637 of the records of the aforesaid Chancery Clerk; and

WHEREAS, the aforesaid, MTGLQ INVESTORS, L.P., the holder of said deed of trust and the note secured thereby, substituted James L. DeLoach as Trustee therein, as authorized by the terms thereof, by instrument dated November 25, 2008 and recorded in the office of the aforesaid Chancery Clerk in Book 2972 at Page 579; 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, MTGLQ INVESTORS, L.P., having requested the undersigned Substitute 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, Substitute Trustee's fees and expense of sale;

NOW, THEREFORE, I, James L. DeLoach, Substitute Trustee in said deed of trust, will on June 9, 2009, offer for sale at public outcry for cash to the highest bidder, 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 Courthouse, in Hernando, at Desoto County, State of Mississippi, the following described property situated in the County of Desoto, State of Mississippi, to-wit:

- Volume No. 114 on the 19 day of May, 2009
- Volume No. 114 on the 26 day of May, 2009
- Volume No. 114 on the 2 day of June, 2009
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

*Diane Smith*

Sworn to and subscribed before me, this 9 day of June, 2009

BY *Judy H. 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 436 words @ .12 \$ 52.32
- B. 2 subsequent insertions of 872 words @ .10 \$ 87.20
- C. Making proof of publication and deposing to same \$ 3.00

LOT 1333, SECTION G, GREENBROOK SUBDIVISION, LOCATED IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 11, PAGES 15-20, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

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

WITNESS MY SIGNATURE, this the 11th day of May, 2009

James L. DeLoach  
Substitute Trustee  
Butler & Hosch, P.A.  
13800 Montfort Drive, Suite 300  
Dallas, Texas 75240  
Telephone No. (972) 233-2500  
PUBLISH: May 19, 2009, May 26, 2009 and June 02, 2009.

\* Fax: 662.429.5229