

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

*Ad
Dank*
Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

**Substitute Trustee's Deed
Indexing Instructions**

Lot 17, Section A, Final Division of Lot 7, Bailey Station PUD, Bailey Station Townhomes S/D, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 20th day of April, 2006 and acknowledged on the 22nd day of April, 2006, Karen Ford, an unmarried woman and Deborah Beckles, an unmarried woman, executed and delivered a certain Deed of Trust unto Michael L. Riddle, 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 2467 at Page 45; and

WHEREAS, on the 31st day of December, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto US Bank National Association, as Trustee for CSMC ARMT 2006-3 by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2979 at Page 323; and

WHEREAS, on the 31st day of December, 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 2981 at Page 528; 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 May 12, 2009 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 DeSoto Times-Tribune 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 16th day of June, 2009, 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 16th day of June, 2009, 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 17, Section A, Final Division of Lot 7, Bailey Station PUD, Bailey Station Townhomes Subdivision, in Section 28, Township 1 South, Range 8 West, as per plat of record in Plat Book 77, Page 32, in the Chancery Court Clerk's office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

WHEREAS, at said sale US Bank National Association, as Trustee for CSMC ARMT 2006-3 was the highest bidder and best bidder, therefore, for the sum of \$57,800.00 and the same was then and there struck off to US Bank National Association, as Trustee for CSMC ARMT 2006-3 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

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$57,800.00 do hereby convey the above-described property to US Bank National Association, as Trustee for CSMC ARMT 2006-3.

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

sw/F08-3822

WITNESS MY SIGNATURE, this the 17th day of June, 2009.



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 17th day of June, 2009, 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.

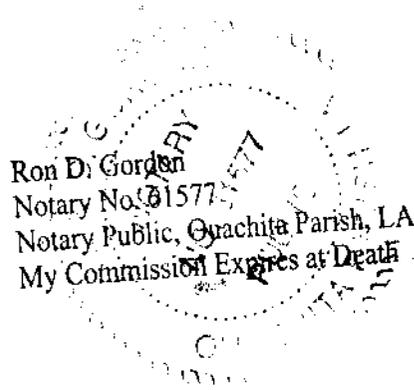


NOTARY
ADDRESSES:

AT DEATH
MY COMMISSION EXPIRES

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

GRANTEE:
US Bank National Association, as Trustee for CSMC ARMT 2006-3
3476 Stateview Blvd
Fort Mill, SC 29715
800-662-3806



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 Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF DESOTO

WHEREAS, on the 10th day of April, 2006 and scheduled on the 22nd day of April, 2006, Karen Ford, an unmarried woman and Deborah Beckles, an unmarried woman, executed and delivered a certain Deed of Trust unto Michael L. Frazier, 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 2487 at Page 46; and

WHEREAS, on the 24th day of December, 2006, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto CFB Bank National Association, as Trustee for the said Deed of Trust, which assignment is recorded in the Office of the Chancery Clerk in Book 2487 at Page 38; and

WHEREAS, on the 21st day of December, 2006, 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 Chancery Clerk in Book 2481 at Page 32; 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 and being required to do so, on the 11th day of June, 2008, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at the place and time herein set forth, sell to the highest bidder for cash the premises described in the instrument creating the indebtedness secured by the said Deed of Trust, and the property thereon, and the interest thereon, to-wit:

Lot 17, Section A, Final Division of Lot 7, Bally Station PUD, Bally Station Townhomes, Bally Station, Hernando, Mississippi 38632. The property is located in the 6th District of DeSoto County, Mississippi. The property is subject to a certain Deed of Trust, which is recorded in the Office of the Chancery Clerk of DeSoto County, Mississippi in Book 2487 at Page 46.

- Volume No. 114 on the 26 day of May, 2009
- Volume No. 114 on the 2 day of June, 2009
- Volume No. 114 on the 9 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 *Jerry 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 379 words @ .12 \$ 45.48
 - B. 2 subsequent insertions of 758 words @ .10 \$ 75.80
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 124.28

I will only convey such title as is shown in me on Substituted Trustee
WITH MY SIGNATURE, this day May 12, 2008
Emily Kaye Courteau
Substitute Trustee
2308 Oliver Road
Biloxi, LA 39801
(601) 369-1100
emk@emk.com
PUBLISHED BY THE DESOTO TIMES-TRIBUNE