

Prepared by:  
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Emily Kaye Courteau Bar# 100570

JK  
Randy

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

GRANTEE:  
Secretary of Veterans Affairs, an Officer of the United States of America  
P. O. Box 1437  
St. Petersburg, FL 33731  
727-319-7200

**Substitute Trustee's Deed  
Indexing Instructions**

Lot 54, Sec B, Dogwood Manor S/D, Sec 34, T-1-S, R-6-W, Plat Book 67, page 22., Desoto Co., MS

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 28th day of May, 2004 and acknowledged on the 28th day of May, 2004, Jim Campbell aka James W Campbell joined herein by Jennifer E Brown, executed and delivered a certain Deed of Trust unto Barbara Zirilli, 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 2003 at Page 138 and rerecorded in Book 2014 at Page 234; and

WHEREAS, on the 23rd day of July, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto GMAC Mortgage, LLC, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3062 at Page 491; and

WHEREAS, on the 24th day of July, 2009, 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 3062 at Page 493; 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 September 2, 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 8th day of December, 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 of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 8th day of December, 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 of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 54, Section B, Dogwood Manor Subdivision, situated in Section 34, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 67 at Page 22 in the Chancery Clerk's Office of DeSoto County, Mississippi.

WHEREAS, at said sale GMAC Mortgage, LLC was the highest bidder and best bidder, therefore, for the sum of \$74,910.50 and the same was then and there struck off to GMAC Mortgage, LLC and it was declared the purchaser thereof; and

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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, GMAC Mortgage, LLC, has requested transfer and assignment of its bid to Secretary of Veterans Affairs, an Officer of the United States of America and has authorized the undersigned to convey the property described above to Secretary of Veterans Affairs, an Officer of the United States of America and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of GMAC Mortgage, LLC, as the highest and best bidder to Secretary of Veterans Affairs, an Officer of the United States of America, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Secretary of Veterans Affairs, an Officer of the United States of America the land and property herein described.

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

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WITNESS MY SIGNATURE, this the 14 day of December, 2009.

Emily Kaye Courteau, Substitute Trustee

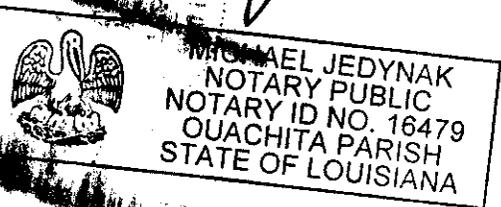
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 14 day of December, 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

AT DEATH  
MY COMMISSION EXPIRES



# 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 28th day of May, 2004, and acknowledged on the 28th day of May, 2004, Jim Campbell aka James W Campbell joined herein by Jennifer E Brown, executed and delivered a certain Deed of Trust unto Barbara Ziffli, 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 2003 at Page 138 and rerecorded in Book 2014 at Page 234; and

WHEREAS, on the 23rd day of July, 2009, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto GMAC Mortgage, LLC, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3062 at Page 491; and

WHEREAS, on the 24th day of July, 2009, 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 3062 at Page 493; 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 8th day of December, 2009, 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:

Lot 54, Section B, Dogwood Manor Subdivision, situated in Section 34, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 67 at Page 22 in the Chancery Clerk's Office of DeSoto County, Mississippi.

- Volume No. 114 on the 17 day of Nov., 2009
- Volume No. 114 on the 21 day of Nov, 2009
- Volume No. 114 on the 1 day of Dec, 2009
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

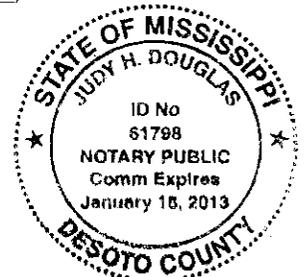
I will only convey such title as is vested in me as Substitute Trustee  
WITNESS MY SIGNATURE, this 29th day of November, 2009  
Emily Kaye Courteau  
Substitute Trustee  
2308 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
ole/P09-2017  
PUBLISH: 11-17-09, 12-24-09, 12-1-09

Diane Smith

Sworn to and subscribed before me, this 1 day of Dec., 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 363 words @ .12 \$ 43.56
  - B. 2 subsequent insertions of 726 words @ .10 \$ 72.60
  - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 119.16