

Prepared by:
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Emily Kaye Courteau Bar# 100570

*Not
Noted*

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

GRANTEE:
Chris Plumlee
2319 Dickens Place
Southaven, MS 38678
901-246-9629

**Substitute Trustee's Deed
Indexing Instructions**

Lot 556, Section H, Dickens Place Planned Unit Development, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 17th day of July, 2006 and acknowledged on the 17th day of July, 2006, Paige Downs and Joseph Downs, wife and husband, executed and delivered a certain Deed of Trust unto Thomas F. Veters, 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 2522 at Page 317; and

WHEREAS, on 8th day of May, 2009, the Holder of said Deed of Trust filed a Loan Modification Agreement of Deed of Trust by instrument recorded in the office of the aforesaid Chancery Clerk of Court in Book 3028 at Page 34; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to U.S. Bank National Association as Trustee for RASC 2006KS9 by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3040 at Page 312; and

WHEREAS, on the 11th day of August, 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 2935 at Page 663; 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 January 28, 2010 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 23rd day of February, 2010, 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 23rd day of February, 2010, 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 556, Section H, Dickens Place Planned Unit Development situated in Section 9 and 16, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 87, Page 27-32, in the Register's Office of DeSoto County, Mississippi, to which plat reference is made for a more particular description of said property.

WHEREAS, at said sale Chris Plumlee was the highest bidder and best bidder, therefore, for the sum of \$179,394.86 and the same was then and there struck off to Chris Plumlee 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 \$179,394.80 do hereby convey the above-described property to Chris Plumlee.

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

ccn F08-2160

WITNESS MY SIGNATURE, this the 24 day of February 2010.

[Handwritten Signature]

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 24 day of February, 2010, 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.

[Handwritten Signature]
MICHAEL JEDYNAK
NOTARY PUBLIC
NOTARY ID NO. 16479
OUACHITA PARISH
STATE OF LOUISIANA

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 17th day of July, 2006 and acknowledged on the 17th day of July, 2006, Paige Downs and Joseph Downs, wife and husband, executed and delivered a certain Deed of Trust unto Thomas F. Velters, 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 2522 at Page 317; and

WHEREAS, on 9th day of May, 2009, the Holder of said Deed of Trust filed a Loan Modification Agreement of Deed of Trust by instrument recorded in the office of the aforesaid Chancery Clerk of Court in Book 3028 at Page 34; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to U.S. Bank National Association as Trustee for RABC 2009-20 by instrument recorded in the office of the aforesaid Chancery Clerk in BK T Book 3040 at Page 312; and

WHEREAS, on the 11th day of August, 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 2935 at Page 663; 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 23rd day of February, 2010, I will during the month of February, 2010, at 11:00 a.m. and 4:00 p.m., at public outcry offer for sale and will sell, at the East front door of 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:

- Volume No. 115 on the 2 day of Feb., 2010
- Volume No. 115 on the 9 day of Feb., 2010
- Volume No. 115 on the 16 day of Feb., 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010

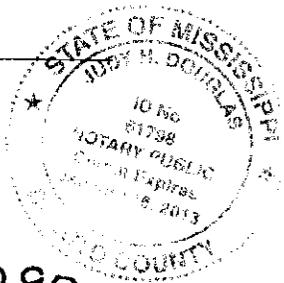
Lot 556, Section H, Dickens Place Planned Unit Development situated in Section 9 and 10, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 87, Page 27-28 in the Registrar's Office of DeSoto County, Mississippi, to which plat reference is made for a more particular description of said property. I will only convey such title as is vested in me as Substitute Trustee.
WITNESS MY SIGNATURE, this day January 28, 2010
Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 390-9020
sw/F08-2168
PUBLISH: 2-2-10/2-4-10/2-16-10

Diane Smith

Sworn to and subscribed before me, this 16 day of Feb., 2010

BY *Juan 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 414 words @ .12 \$ 49.68
 B. 2 subsequent insertions of 828 words @ .10 \$ 82.80
 C. Making proof of publication and depositing to same \$ 3.00
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