

Prepared by:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020  
Emily Kaye Courteau Bar# 100570

*Del  
Davis*

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

GRANTEE:  
The Bank of New York Mellon f/k/a The Bank of New York as successor trustee to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as July 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing, LP and JPMorgan Chase Bank, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2004-CB5, without recourse  
4828 Loop Central Drive  
Houston, TX 77081-2226  
1-800-247-9727

**Substitute Trustee's Deed  
Indexing Instructions**

Lot 12, Section A, Belmore Lakes S/D, Section 16, Township 2 South, Range 6 West, Plat Book 72 Pages 28&29, DeSoto County, MS.

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 2nd day of April, 2004 and acknowledged on the 2nd day of April, 2004, Derrick Williams, Unmarried, executed and delivered a certain Deed of Trust unto Carlton W. Orange, ESQ., Trustee for Wilmington Finance, a division of AIG Federal Savings Bank, 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 1983 at Page 614; and

WHEREAS, on the 21st day of March, 2008, 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 2872 at Page 710; and

WHEREAS, on the 5th day of April, 2004, Wilmington Finance, a division of AIG Federal Savings Bank, assigned said Deed of Trust unto JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as July 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing, LP and JPMorgan Chase Bank, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2004-CB5, without recourse, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2127 at Page 163; and

WHEREAS, on the 1st day of February, 2010 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 DK T Book 3134 at Page 568; 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 February 23, 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 March, 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 March, 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 12, Section A, Belmore Lakes Subdivision, Section 16, Township 2 South, Range 6 West, Desoto County, Mississippi, as shown on Plat of record in Plat Book 72, Pages 28 & 29, in the Chancery 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 The Bank of New York Mellon f/k/a The Bank of New York as successor trustee to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as July 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing, LP and JPMorgan Chase Bank, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2004-CB5, without recourse was the highest bidder and best bidder, therefore, for the sum of \$259,000.00 and the same was then and there struck off to The Bank of New York Mellon f/k/a The Bank of New York as successor trustee to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as July 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing, LP and JPMorgan Chase Bank, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2004-CB5, without recourse and it was declared the purchaser thereof; and

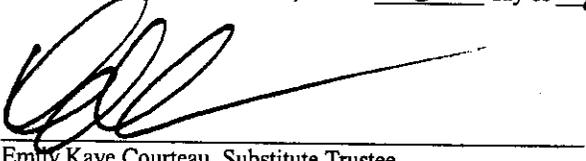
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$259,000.00 do hereby convey the above-described property to The Bank of New York Mellon f/k/a The Bank of New York as successor trustee to JPMorgan Chase Bank, National Association, f/k/a JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as July 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing, LP and JPMorgan Chase Bank, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2004-CB5, without recourse.

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

cab/F10-0321

WITNESS MY SIGNATURE, this the 25 day of March, 2010.



Emily Kaye Courteau, Substitute Trustee

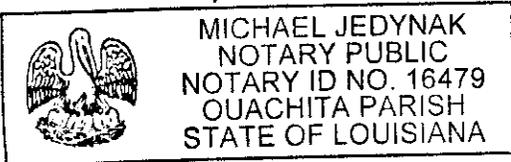
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 25 day of March, 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.

  
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 2nd day of April, 2004 and acknowledged on the 2nd day of April, 2004, Derrick Williams, Unmarried, executed and delivered a certain Deed of Trust unto Carlton W. Orange, ESG., Trustee for Wilmington Finance, a division of AIG Federal Savings Bank, 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 1963 at Page 614; and

WHEREAS, on the 21st day of March, 2008, 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 2672 at Page 710; and

WHEREAS, on the 5th day of April, 2004, Wilmington Finance, a division of AIG Federal Savings Bank, assigned said Deed of Trust unto JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as July 1, 2004, among Credit-Based Asset Servicing and Securitization LLC, Asset Backed Funding Corporation, Litton Loan Servicing, LP and JP-Morgan Chase Bank, C-Bass Mortgage Loan Asset-Backed Certificates, Series 2004-CBS, without recourse, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2127 at Page 163; and

WHEREAS, on the 1st day of February, 2010, the Holder of said Deed of Trust substituted and appointed Emily Keye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3134 at Page 568; 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 March, 2010, I will during

Volume No. 115 on the 2 day of Mar., 2010  
Volume No. 115 on the 9 day of Mar., 2010  
Volume No. 115 on the 16 day of Mar., 2010  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

*Diane Smith*

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 West front door at Courthouse located at 2536 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 12, Section A, Belmore Lakes Subdivision, Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi, as shown on Plat of record in Plat Book 72, Pages 28 & 29, in the Chancery Clerk's office of DeSoto County, Mississippi, to which plat reference is hereby 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 February 23, 2010

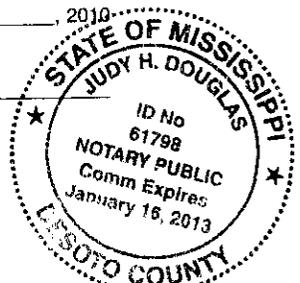
Emily Keye Courteau  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
cab/F10-0321

PUBLISH: 3-2-10 / 3-9-10 / 3-16-10

Subscribed before me, this 16 day of Mar., 2010

*Judy Douglas*

STATE OF MISSISSIPPI AT LARGE  
EXPIRES: JANUARY 16, 2013  
IE NOTARY SERVICE, INCORPORATED



of 462 words @ .12 \$ 55.44  
and insertions of 924 words @ .10 \$ 92.40

publication and depositing to same \$ 3.00

R'S FEE: \$ 150.84

51 to, MS 38632 • 662.429.6397 • Fax: 662.429.5229