

Prepared by:
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**Substitute Trustee's Deed
Indexing Instructions**

Lot 57, Sec B, Southern Trace S/D, Sec 28, T-1-S, R-7-W, Plat Book 55, page 6, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
GMAC Mortgage, LLC fka GMAC Mortgage Corporation
500 Enterprise Rd Suite 150
Horsham, PA 19044
1-800-766-4622

WHEREAS, on the 30th day of January, 1998 and acknowledged on the 30th day of January, 1998, Rex M Roberts and wife, Stephanie Ann Roberts, executed and delivered a certain Deed of Trust unto Monte S. Connell, Trustee for American Mortgage Services, 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 967 at Page 356; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to GMAC Mortgage Corporation by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1899 at Page 506; and

WHEREAS, on the 27th day of April, 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 3026 at Page 131; 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 April 14, 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 11th day of May, 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 11th day of May, 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 57, Section B, Southern Trace Subdivision, in Section 28, Township 1 South, Range 7 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Page 6, in the Office the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale GMAC Mortgage, LLC fka GMAC Mortgage Corporation was the highest bidder and best bidder, therefore, for the sum of \$130,059.14 and the same was then and there struck off to GMAC Mortgage, LLC fka GMAC Mortgage Corporation and it was declared the purchaser thereof; and

F09-1172

Notary Public for the State of Mississippi
My Commission Expires: 05/27/11

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 30th day of January, 1998 and acknowledged on the 30th day of January, 1998, Rex M Roberts and wife, Stephanie Ann Roberts, executed and delivered a certain Deed of Trust unto Monte S. Connell, Trustee for American Mortgage Services, 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 967 at Page 356; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to GMAC Mortgage Corporation by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1899 at Page 508; and

WHEREAS, on the 27th day of April, 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 3026 at Page 131; 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 11th day of May, 2010, 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 57, Section B, Southern Trace Subdivision, in Section 28, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Page 6, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

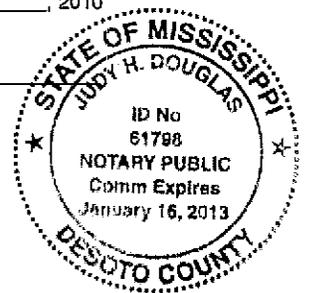
- Volume No. 115 on the 20 day of April, 2010
- Volume No. 115 on the 27 day of April, 2010
- Volume No. 115 on the 4 day of May, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 4 day of May, 2010

BY Judy 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 345 words @ .12 \$ 41.40
- B. 2 subsequent insertions of 690 words @ .10 \$ 69.00

I will only convey such title as is vested in me as Substitute Trustee publication and depositing to same \$ 3.00

WITNESS MY SIGNATURE, THIS DAY April 14, 2010 NOTARY'S FEE: \$ 113.40

Emily Kaye Courteau
Substitute Trustee
2308 Oliver Road
Monroe, LA 71201
(818) 330-9020
ccw/F09-1172

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