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**Substitute Trustee's Deed
Indexing Instructions**

Lot 54, Section A, Parcel 5, Central Park Neighborhood, PUD, Sec. 29, T1S, R7W, DeSoto County, MS Plat Book
69 at Page 24

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
Joyce Thweatt
PO Box 201
Coffeeville, MS 38922
901-461-1219 / 901-604-0856

WHEREAS, on the 23rd day of December, 2005 and acknowledged on the 23rd day of December, 2005, Linda G. Biscak an unmarried woman and William Porter, an unmarried man as joint tenants with right of survivorship, executed and delivered a certain Deed of Trust unto Douglas E. Flavin, Express Financial Serv. Nat'l Service Center, 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 2387 at Page 515; and

WHEREAS, on the 28th day of May, 2010, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto HSBC Mortgage Services, Inc, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3175 at Page 166; and

WHEREAS, on the 28th day of May, 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 3175 at Page 167; 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 June 11, 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 6th day of July, 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 6th day of July, 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:

The land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit: Lot 54, Section A, Parcel 5, Central Park Neighborhood, PUD, situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 69, Page 24, in the office of the Chancery Clerk of DeSoto County Mississippi.

F10-1440

WHEREAS, at said sale Joyce Thweatt was the highest bidder and best bidder, therefore, for the sum of \$72,312.75 and the same was then and there struck off to Joyce Thweatt 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 \$72,312.75 do hereby convey the above-described property to Joyce Thweatt.

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

ccn/F10-1440

WITNESS MY SIGNATURE, this the 9 day of July, 2010.



Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

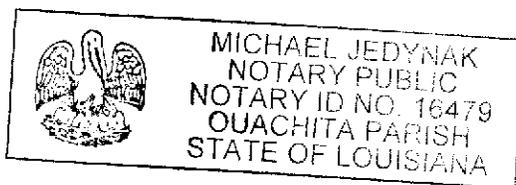
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 9 day of July, 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 23rd day of December, 2006 and acknowledged on the 23rd day of December, 2006, Linda G. Biscak an unmarried woman and William Porter, an unmarried man as joint tenants with right of survivorship, executed and delivered a certain Deed of Trust unto Douglas E. Flavin, Express Financial Serv. Nat'l Service Center, 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 2987 at Page 515; and

WHEREAS, on the 28th day of May, 2010, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto HSBC Mortgage Services, Inc. by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3178 at Page 196; and

WHEREAS, on the 28th day of May, 2010, the Trustee of said Deed of Trust appointed 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 3175 at Page 167; 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 6th day of July, 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:

The land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Volume No. 115 on the 15 day of June, 2010
Volume No. 115 on the 22 day of June, 2010
Volume No. 115 on the 29 day of June, 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 29 day of June, 2010

BY Judy A. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



Lot 54, Section A, Parcel 5, Central Park Neighborhood, PUD, situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 69, Page 24, in the office of the Chancery Clerk of DeSoto County Mississippi.

394 words @ .12 \$ 47.28
insertions of 788 words @ .10 \$ 78.80
ation and depositing to same \$ 3.00

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

S FEE: \$ 129.08

WITNESS MY SIGNATURE, this day June 11, 2010

Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Merre, LA 71201
(318) 330-9020

), MS 38632 • 662.429.6397 • Fax: 662.429.5229

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