

12/06/10 11:08:17
DK W BK 647 PG 786
DeSoto County, MS
W.E. Davis, Clerk

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

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2309 Oliver Road
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**Substitute Trustee's Deed
Indexing Instructions**

Lot 73, Section B, Henry's Plantation S/D, Section 22, T1S, R6W, Plat Book 67, Page 21, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
HSBC Mortgage Services, Inc.
2929 Walden Avenue
Depew, NY 14043
716-651-6754

WHEREAS, on the 29th day of March, 2006, and acknowledged on the 29th day of March, 2006, Pamela E. Johnson, a single woman, executed and delivered a certain Deed of Trust unto Equity Title & Escrow Co. of Memphis, 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 2503 at Page 485; and

WHEREAS, on the 2nd day of July, 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 3187 at Page 430; and

WHEREAS, on the 2nd day of July, 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 3187 at Page 431; 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 October 27, 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 November, 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 November, 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:

Land situated in DeSoto County, Mississippi to wit:

Lot 73, Section B, Henry's Plantation Subdivision, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 67, Page 21, 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.

Being the same property conveyed to grantor, Henry L. Lamar and Stephanie D. Sanders, unmarried persons, herein by Warranty Deed of record at Book 0390, Page 0274 dated April 3, 2001, filed April 11, 2001 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to grantor, Security Builders, Inc., herein by Warranty Deed of record at Book 519, Page 292 dated January 12, 2006, filed January 17, 2006, in the Register's Office of DeSoto County, Mississippi.
also being the same property conveyed to grantor by Warranty Deed of record being recorded simultaneously herewith in said Register's Office.

WHEREAS, at said sale HSBC Mortgage Services, Inc. was the highest bidder and best bidder, therefore, for the sum of \$103,169.43 and the same was then and there struck off to HSBC Mortgage Services, Inc. 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 \$103,169.43 do hereby convey the above-described property to HSBC Mortgage Services, Inc.

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

lca/F10-1743

WITNESS MY SIGNATURE, this the 3rd day of December, 2010.

Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

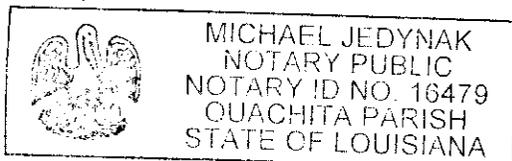
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 3rd day of December, 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

F10-1743

AT DEATH
MY COMMISSION EXPIRES



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 26th day of March, 2006, and acknowledged on the 29th day of March, 2006, Pamela E. Johnson, a single woman, executed and delivered a certain Deed of Trust unto Equity Title & Escrow Co. of Memphis, 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 2605 at Page 485; and

WHEREAS, on the 2nd day of July, 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 3187 at Page 430; and

WHEREAS, on the 2nd day of July, 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 3187 at Page 431; 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 November, 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:

Land situated in DeSoto County, Mississippi to-wit:

Lot 73, Section 8, Henry's Plantation Subdivision, in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 67, Page 21, 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.

- Volume No. 115 on the 2 day of Nov., 2010
- Volume No. 115 on the 9 day of Nov., 2010
- Volume No. 115 on the 16 day of Nov., 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 16 day of Nov., 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 485 words @ .10 \$ 58.20
 B. 2 subsequent insertions of 970 words @ .08 \$ 97.00
 C. Making proof of publication and depositing to same \$ 3.00
 TOTAL PUBLISHER'S FEE: \$ 158.20

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Being the same property conveyed to grantor, Security Builders, Inc., herein by Warranty Deed of record at Book 519, Page 292 dated January 12, 2006, filed January 17, 2006, in the Register's Office of DeSoto County, Mississippi.

also being the same property conveyed to grantor by Warranty Deed of record being recorded simultaneously herewith in said Register's Office.

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

WITNESS MY SIGNATURE, this 27th day of October, 2010.

Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
ica/F10-1748

PUBLISH: 11-2-10/ 11-9-10/
11-16-10

