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Emily Kaye Courteau Bar# 100570

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**Substitute Trustee's Deed  
Indexing Instructions**

Lot 242, Phase 3, Section F, Ranch Meadows PUD S/D, Section 25, T1S, R9W, Plat Book 94, Page 28, DeSoto Co., MS

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

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

GRANTEE:  
Selene RMOF REO Acquisition LLC  
9990 Richmond, Suite 100  
Houston, Tx 77042  
713-625-2050

WHEREAS, on the 19th day of December, 2007 and acknowledged on the 19th day of December, 2007, Ernest Miller and Cedric Miller and Guljahon Miller, His Wife, as community property, executed and delivered a certain Deed of Trust unto Alliance Title and Escrow, 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 2839 at Page 468; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to SRMOF 2009-1 Trust by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3188 at Page 166; and

WHEREAS, on the 9th 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 3188 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 February 23, 2011 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 22nd day of March, 2011, 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 22nd day of March, 2011, 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 242, Phase 3, Section F, Ranch Meadows PUD Subdivision in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 94, Page 28 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Johnny Coleman Builders, Inc. by Warranty Deed from Dan A. Brown Land Co., LLC dated November 08, 2005 filed for record on November 17, 2005 in Book 514, Page 653 in the aforesaid Chancery Clerk's Office.

Being the same property conveyed to GRANTOR by Warranty Deed recorded in Instrument # \_\_\_\_\_ in the aforesaid Register's Office.

WHEREAS, at said sale SRMOF 2009-1 Trust was the highest bidder and best bidder, therefore, for the sum of \$111,690.00 and the same was then and there struck off to SRMOF 2009-1 Trust 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

WHEREAS, SRMOF 2009-1 Trust, has requested transfer and assignment of its bid to Selene RMOF REO Acquisition LLC and has authorized the undersigned to convey the property described above to Selene RMOF REO Acquisition LLC and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of SRMOF 2009-1 Trust, as the highest and best bidder to Selene RMOF REO Acquisition LLC, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Selene RMOF REO Acquisition LLC the land and property herein described.

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

DMM/F10-1733

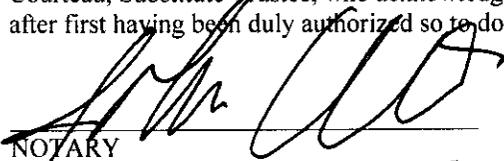
WITNESS MY SIGNATURE, this the 22 day of March, 2011.

  
\_\_\_\_\_  
Emily Kaye Courteau, Substitute Trustee

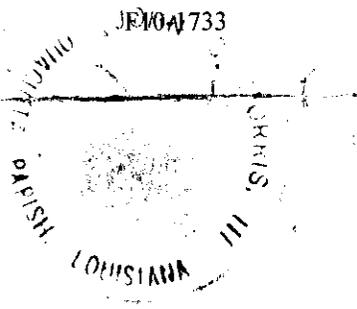
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 22 day of March, 2011, 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  
Bw Roll #01987

\_\_\_\_\_  
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 19th day of December, 2007 and acknowledged on the 19th day of December, 2007, Ernest Miller and Cedric Miller and Gujjahon Miller, His Wife, as community property, executed and delivered a certain Deed of Trust unto Alliance Title and Escrow, 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 2839 at Page 468; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to SRMOF 2009-1 Trust by Instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3188 at Page 166; and

WHEREAS, on the 9th day of July, 2010 the Holder of said Deed of Trust substituted and appointed Emily Kays Courteau as Trustee in said Deed of Trust, by Instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3188 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 22nd day of March, 2011, 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 242, Phase 3, Section F, Ranch Meadows PUD Subdivision in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 84, Page 28 in the office of the Chancery Clerk of DeSoto County, Mississippi.

- Volume No. 116 on the 1 day of Mar., 2011
- Volume No. 116 on the 8 day of Mar., 2011
- Volume No. 116 on the 15 day of Mar., 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

Diane Smith

Being the same property conveyed to Johnny Coleman Builders, Inc. by Warranty Deed from Dan A. Brown Land Co., LLC dated November 08, 2005 filed for record on November 17, 2005 in Book 514, Page 653 in the aforesaid Chancery Clerk's Office.

Being the same property conveyed to GRANTOR by Warranty Deed recorded in Instrument # \_\_\_\_\_ in the aforesaid Register's Office.

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

WITNESS MY SIGNATURE, this 23rd day of February, 2011.

Emily Kays Courteau  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
DMM/F10-1733

P U B L I S H E R  
3.1.11/3.8.11/3.15.11

Sworn to and subscribed before me, this 15 day of Mar., 2011

BY Judith 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 423 words @ .12 \$ 50.76
  - B. 2 subsequent insertions of 846 words @ .10 \$ 84.60
  - C. Making proof of publication and depositing same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 138.36