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Prepared By:  
Underwood Law Firm  
340 Edgewood Terrace Drive  
Jackson, MS 39206  
(601) 981-7773  
MSB #5765

Return To:  
\* Oz Investments, LLC  
4890 Bakersfield Cv.  
Nesbit, MS 38651  
(662) 419-8479

### Substituted Trustee's Deed

Grantor:  
John C. Underwood, Jr.  
340 Edgewood Terrace Drive  
Jackson, MS 39206  
(601) 981-7773

Grantee:  
Oz Investments, LLC  
4890 Bakersfield Cv.  
Nesbit, MS 38651  
(662) 419-8479

#### INDEXING INSTRUCTIONS:

Lot 51, Honey Ridge, Sec B, S35/T3S/R6W, PB 61/47

**SUBSTITUTED TRUSTEE'S DEED**

WHEREAS, on February 17, 2007, Verbal Davis, a single person executed a deed of trust to Barbara Zirilli, Trustee for the benefit of "MERS" Mortgage Electronic Registration Systems, Inc. which deed of trust is recorded in Deed of Trust Book 2,675 at Page 712 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid deed of trust was assigned to GMAC Mortgage, LLC by instrument dated June 4, 2011 and recorded in Book 3,313 at Page 261 of the records of the aforesaid Chancery Clerk; and

WHEREAS, the aforesaid, GMAC Mortgage, LLC, the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated June 8, 2011, and recorded in the office of the aforesaid Chancery Clerk in Book 3,313 at Page 264; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby, having been declared to be due and payable in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, GMAC Mortgage, LLC, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expense of sale;

WHEREAS, the undersigned Substituted Trustee, after posting and publication of the Notice of Sale as required by the terms of said deed of trust and the laws of the State of Mississippi, within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.), on the 10th day of August, 2011 at public outcry offered the hereinafter described property for sale at

the Main Front door of the County Courthouse at Hernando, County of DeSoto, State of Mississippi;

WHEREAS, at such sale, Oz Investments, LLC bid the sum of \$50,001.00; and

WHEREAS, said bid by Oz Investments, LLC was the highest bid;

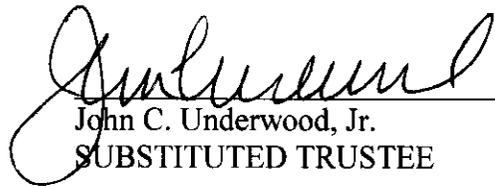
NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in consideration of the sum of \$50,001.00, do hereby sell and convey unto Oz Investments, LLC the following described property located and situated in the County of DeSoto, State of Mississippi, to-wit:

The land referred to in this policy is situated in the State of Mississippi, County of DeSoto, City of Hernando, and described as follows:

Lot 51, Honey Ridge, Section "B" in Section 35, Township 3 South, Range 6 West; DeSoto County, Mississippi, as per plat thereof of record in Plat Book 61, at Pages 47-54, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

APN: 306735040-00051

WITNESS MY SIGNATURE, this, the 10th day of August, 2011.

  
John C. Underwood, Jr.  
SUBSTITUTED TRUSTEE

STATE OF Mississippi

COUNTY OF Hinds 1st

Personally appeared before me, the undersigned authority in and for the said county and state, on this **10th day of August, 2011**, within my jurisdiction, the within named **John C. Underwood, Jr.**, who provided to me on the basis of satisfactory evidence to be the person who name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument and as the act and deed of the person(s) or entity(ies) upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.



NOTARY PUBLIC

My Commission Expires: *10-02-2014*



# 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 4 consecutive times, as follows, to-wit:

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on February 17, 2007, Verbal Davis, a single person, executed a deed of trust to Barbara Zilli, trustee for the benefit of "MERS" Mortgage Electronic Registration Systems, Inc., which deed of trust is recorded in Deed of Trust Book 2,676 at Page 712 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid deed of trust was assigned to GMAC Mortgage, LLC by instrument dated June 4, 2011, and recorded in the office of the aforesaid Chancery Clerk in Book 3,313 at Page 261; and

WHEREAS, the aforesaid, GMAC Mortgage, LLC, the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated June 8, 2011 and recorded in the office of the aforesaid Chancery Clerk in Book 3,313 at Page 264; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby, having been declared to be due and payable in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, GMAC Mortgage, LLC, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substituted Trustee's fees and expense of sale;

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in said deed of trust, will on the 10th day of August, 2011, offer for sale at public outcry for cash to the highest bidder, and sell within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.) at the Main front door of the County Courthouse at Hernando, County of DeSoto, State of Mississippi,

the following described property situated in the County of DeSoto, State of Mississippi, to-wit:

The land referred to in this policy is situated in the State of Mississippi, County of DeSoto, City of Hernando, and described as follows:  
Lot 51, Honey Ridge, Section "B" in Section 35, Township 3 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 61, at Pages 47-54, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

APN: 306735040-00051  
I WILL CONVEY only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 11th day of July, 2011.

John C. Underwood, Jr.  
SUBSTITUTED TRUSTEE  
Control #11040327  
PUBLISH: 07/19/2011,  
07/26/2011, 08/02/2011,  
08/09/2011

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- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

Diane Smith

Sworn to and subscribed before me, this 9 day of Aug., 2011

BY Judith Dawson

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



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