

9/15/11 10:17:26  
DK W BK 665 PG 535  
DESOTO COUNTY, MS  
W-E. DAVIS, CH CLERK

Prepared by:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020  
Michael Jedynek Bar# 103014

71 Return To:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
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**Substitute Trustee's Deed  
Indexing Instructions**

Lot 87, Chateau Ridge S/D, Sec. 11, T2S, R6W, Plat Book 14, Page 47, Desoto Co., MS

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

GRANTOR:  
Michael Jedynek  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020

GRANTEE:  
The Bank of New York Mellon fka The Bank of New York, Not In Its Individual Capacity But Solely as Trustee for the Benefit of the Certificateholders of The CWABS Inc., Asset-Backed Certificates, 2007-4  
7105 Corporate Drive  
Plano, TX 75024  
800-669-0102

WHEREAS, on the 20th day of February, 2007, and acknowledged on the 20th day of February, 2007, Johnny Sims joined herein by Jennifer Sims, executed and delivered a certain Deed of Trust unto ReconTrust Company, N.A., Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, 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 2675 at Page 764; and

WHEREAS, on the 21st day of July, 2011, Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc., assigned said Deed of Trust unto The Bank of New York Mellon fka The Bank of New York, Not In Its Individual Capacity But Solely as Trustee for the Benefit of the Certificateholders of The CWABS Inc., Asset-Backed Certificates, 2007-4, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3327 at Page 349; and

WHEREAS, on the 21st day of July, 2011, the Holder of said Deed of Trust substituted and appointed Michael Jedynek as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3327 at Page 351; 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, Michael Jedynek, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated August 12, 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 13th day of September, 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, Michael Jedynek, Substitute Trustee, did on the 13th day of September, 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 87, Chateau Ridge Subdivision, located in Section 11, Township 2 South, Range 6 West, Desoto County, Mississippi as per Plat recorded in Plat Book 14, Page 47, in the Chancery Clerk's Office, Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Johnny Sims in Warranty Deed filed for record 9-10-03 at Book 452 Page 483 as shown in the Chancery Clerk's Office of Desoto County, MS.

WHEREAS, at said sale The Bank of New York Mellon fka The Bank of New York, Not In Its Individual Capacity But Solely as Trustee for the Benefit of the Certificateholders of The CWABS Inc., Asset-Backed Certificates, 2007-4 was the highest bidder and best bidder, therefore, for the sum of \$61,200.00 and the same was then and there struck off to The Bank of New York Mellon fka The Bank of New York, Not In Its Individual Capacity But Solely as Trustee for the Benefit of the Certificateholders of The CWABS Inc., Asset-Backed Certificates, 2007-4 and it was declared the purchaser thereof; and

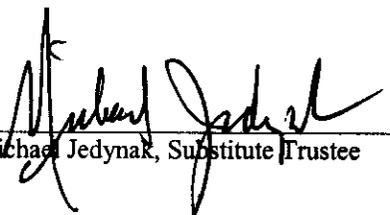
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Michael Jedynak, Substitute Trustee, for the consideration of \$61,200.00 do hereby convey the above-described property to The Bank of New York Mellon fka The Bank of New York, Not In Its Individual Capacity But Solely as Trustee for the Benefit of the Certificateholders of The CWABS Inc., Asset-Backed Certificates, 2007-4.

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

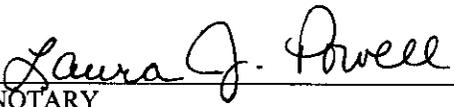
DMM/F11-0487

WITNESS MY SIGNATURE, this the 13 day of Sept, 2011.

  
\_\_\_\_\_  
Michael Jedynak, 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 13 day of Sept, 2011, the within named Michael Jedynak, 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  
**LAURA J. POWELL**  
**NOTARY ID #53061**

\_\_\_\_\_  
AT DEATH  
MY COMMISSION EXPIRES

F11-0487

# 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 20th day of February, 2007, and acknowledged on the 20th day of February, 2007, Johnny Sims joined herein by Jennifer Sims, executed and delivered a certain Deed of Trust unto ReconTrust Company, N.A., Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, 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 2675 at Page 764; and

WHEREAS, on the 21st day of July, 2011, Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc., assigned said Deed of Trust unto The Bank of New York Mellon fka The Bank of New York, Not in its Individual Capacity But Solely as Trustee for the Benefit of the Certificateholders of The CWABS Inc., Asset-Backed Certificates, 2007-4, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3327 at Page 349, and

WHEREAS, on the 21st day of July, 2011, the Holder of said Deed of Trust substituted and appointed Michael Jedynak as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3327 at Page 351; 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 13th day of September, 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:

- Volume No. 116 on the 23 day of Aug., 2011
- Volume No. 116 on the 30 day of Aug., 2011
- Volume No. 116 on the 6 day of Sept., 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

Lot 87, Chateau Ridge Subdivision, located in Section 11, Township 2 South, Range 6 West, Desoto County, Mississippi as per Plat recorded in Plat Book 14, Page 47, in the Chancery Clerk's Office, DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Johnny Sims in Warranty Deed filed for record 9-10-03 at Book 452 Page 483 as shown in the Chancery Clerk's Office of Desoto County, MS. I will only convey such title as is vested in me as Substitute Trustee.  
WITNESS MY SIGNATURE, this 12th day of August, 2011.  
Michael Jedynak  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
DMM/F11-0487  
PUBLISH:  
8.23.11/8.30.11/9.6.11

Diane Smith

Sworn to and subscribed before me, this 6 day of Sept., 2011

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 440 words @ .12 \$ 52.80  
B. 2 subsequent insertions of 880 words @ .10 \$ 88.00  
C. Making proof of publication and depositing to same \$ 3.00  
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45 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229