

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

fed Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

**Substitute Trustee's Deed
Indexing Instructions**

Lot 33, Fox Hollow S/D, Phase II, Sec 34 & 35, T-3-S, R-6-W, Plat Book 47, Pages 34-38, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
PHH Mortgage Corporation
4001 Leadenhall Road
Mail Stop SV - 01
Mt. Laurel, NJ 08054
800-229-8426

WHEREAS, on the 22nd day of October, 2004, and acknowledged on the 22nd day of October, 2004, Deion L. Rosa, a married man, and Samantha Taylor-Rosa, a married woman, executed and delivered a certain Deed of Trust unto First American Title, 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 2097 at Page 587; and

WHEREAS, on the 19th day of November, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto PHH Mortgage Corporation, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2968 at Page 665; and

WHEREAS, on the 19th day of November, 2008, 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 Book 2968 at Page 666; 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 August 19, 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 18th day of October, 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 18th day of October, 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 33, Fox Hollow Phase II, in Sections 34 & 35, Township 3 South, Range 6 West, as per plat thereof of record in Plat Book 47, at Pages 34-38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale PHH Mortgage Corporation was the highest bidder and best bidder, therefore, for the sum of \$108,425.50 and the same was then and there struck off to PHH Mortgage Corporation 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 \$108,425.50 do hereby convey the above-described property to PHH Mortgage Corporation.

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

DMM/F08-3282

WITNESS MY SIGNATURE, this the 25 day of October, 2011.

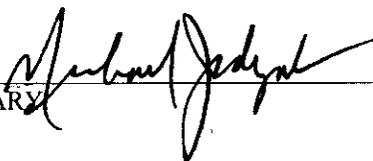


Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

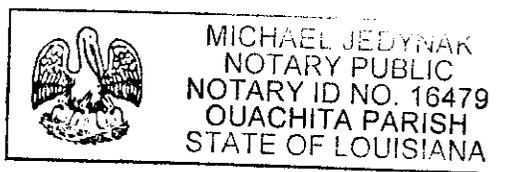
PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 25 day of October, 2011, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH
MY COMMISSION EXPIRES

F08-3282



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 22nd day of October, 2004, and acknowledged on the 22nd day of October, 2004, Deion L. Rosa, a married man, and Samantha Taylor-Rosa, a married woman, executed and delivered a certain Deed of Trust unto First American Title, 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 2097 at Page 587; and

WHEREAS, on the 19th day of November, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto PHH Mortgage Corporation, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2968 at Page 665; and

WHEREAS, on the 19th day of November, 2008, 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 Book 2968 at Page 666; 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 18th day of October, 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 33, Fox Hollow Phase II, in Sections 34 & 35, Township 3 South, Range 6 West, as per plat thereof of record in Plat Book 47, at Pages 34-38, in the office of the Chancery

- Volume No. 116 on the 27 day of Sept., 2011
- Volume No. 116 on the 4 day of Oct., 2011
- Volume No. 116 on the 11 day of Oct., 2011
- Volume No. _____ on the _____ day of _____, 2011
- Volume No. _____ on the _____ day of _____, 2011
- Volume No. _____ on the _____ day of _____, 2011

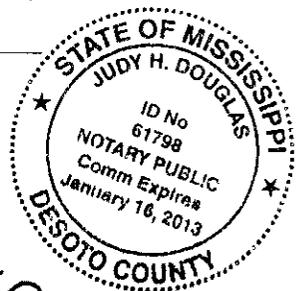
Clerk of DeSoto County, Mississippi.
I will only convey such title as is vested in me as Substitute Trustee.
WITNESS MY SIGNATURE, this 19th day of August, 2011.
Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
DMM/F08-3282
PUBLISH:
9.27.11/10.4.11/10.11.11

Diane Smith

Sworn to and subscribed before me, this 11 day of Oct., 2011

BY Judy H. 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 357 words @ .12 \$ 42.84
 - B. 2 subsequent insertions of 714 words @ .10 \$ 71.40
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 117.24