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DK W BK 673 PG 465  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

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

*W* Return To:  
Underwood Law Firm, PLLC  
340 Edgewood Terrace Drive  
Jackson, MS 39206  
(601) 981-7773

### Substituted Trustee's Deed

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

Grantee: Federal National Mortgage Association, 13455 Noel Road, Suite 600, Dallas, Texas 75240-5003, (214) 773-4663

#### INDEXING INSTRUCTIONS:

Lot 40, Pleasant Ridge Est. S/D, S23/T1S/R7W, PB 94/30

**SUBSTITUTED TRUSTEE'S DEED**

WHEREAS, on December 31, 2007, Megan Gaines, a married woman joined by Brian (a/k/a Bryan) Gaines, her husband executed a deed of trust to Atty. Arnold M. Weiss, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. which deed of trust is recorded in Deed of Trust Book 2,841 at Page 261 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 November 6, 2008 and recorded in Book 2,965 at Page 755 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 October 4, 2011 and recorded in the office of the aforesaid Chancery Clerk in Book 3,355 at Page 268; 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; and

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 11th day of January, 2012 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; and

WHEREAS, at such sale, GMAC Mortgage, LLC bid the sum of \$206,898.00; and

WHEREAS, said bid by GMAC Mortgage, LLC was the highest bid; and

WHEREAS in the Substitution of Trustee herein before referred to, GMAC Mortgage, LLC authorized John C. Underwood, Jr., Substitute Trustee, to transfer and assign this bid to whomever the undersigned shall authorize in the event GMAC Mortgage, LLC was the last and highest bidder at the sale, which event has taken place; and

WHEREAS, by the execution of this instrument, the said John C. Underwood, Jr., Substitute Trustee, does hereby transfer and assign all of the rights, title and interest of GMAC Mortgage, LLC as last and highest bidder to the Federal National Mortgage Association.

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in consideration of the sum of \$206,898.00, do hereby sell and convey unto the Federal National Mortgage Association the following described property located and situated in the County of DeSoto, State of Mississippi, to-wit:

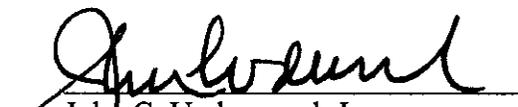
Land situated in DeSoto County, Mississippi:

Lot 40, Pleasant Ridge Estates Subdivision, Section 23, Township 1 South, Range 7 West, DeSoto County, Mississippi, as shown on Plat of record in Plat Book 94, Page 30, 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.

Tax Parcel Number: 1076230900004000

Property Address: 8186 Baron Drive, Olive Branch, MS 38654

WITNESS MY SIGNATURE, this, the 11th day of January, 2012.

  
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 11th day of January, 2012, within my jurisdiction, the within named John C. Underwood, Jr., who provided to me on the basis of satisfactory evidence to be the person whose 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:

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 December 31, 2007, Megan Gaines, a married woman joined by Brian Gaines, her husband, executed a deed of trust to Atty. Arnold M. Weiss, trustee for the benefit of Mortgage Electronic Registration Systems, Inc., which deed of trust is recorded in Deed of Trust Book 2841 at Page 281 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 November 6, 2008, and recorded in the office of the aforesaid Chancery Clerk in Book 2,965 at Page 755; 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 October 4, 2011 and recorded in the office of the aforesaid Chancery Clerk in Book 3355 at Page 288; 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 11th day of January, 2012, 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:

- Volume No. 116 on the 20 day of Dec., 2011
- Volume No. 116 on the 27 day of Dec., 2011
- Volume No. 117 on the 3 day of Jan., 2012
- Volume No. 117 on the 10 day of Jan., 2012
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2012
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2012

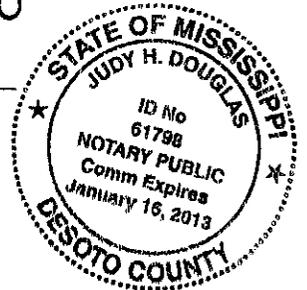
Land situated in DeSoto County, Mississippi: Lot 40, Pleasant Ridge Estates Subdivision, Section 23, Township 1-South, Range 7 West, DeSoto County, Mississippi, as shown on Plat of record in Plat Book 94, Page 30, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.  
Tax Parcel Number: 107623090004000  
Property Address: 8186 Baron Drive, Olive Branch, MS 38654  
I WILL CONVEY only such title as is vested in me as Substituted Trustee.  
WITNESS MY SIGNATURE, this the 15th day of December, 2011.  
John C. Underwood, Jr.  
SUBSTITUTED TRUSTEE  
Control #11091120  
PUBLISH: 12/20/2011, 12/27/2011, 01/03/2012, 01/10/2012

BY: Diane Smith

Sworn to and subscribed before me, this 10 day of Jan., 2012

BY: Judy Douglas

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



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  - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 190.32

2445 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229