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MC DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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

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2309 Oliver Road
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**Substitute Trustee's Deed
Indexing Instructions**

Lot 6, Peyton's Desoto Road S/D, in Sec 26, T-1-S, R-6-W, Plat Book 42, Page 31, Desoto Co., MS.

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
Federal National Mortgage Association c/o
Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP
7105 Corporate Drive
Plano, TX 75024
(800) 846-2222

WHEREAS, on the 7th day of September, 2007 and acknowledged on the 7th day of September, 2007, James Woods, and his wife joined herein by Kande Woods, executed and delivered a certain Deed of Trust unto CTC Real Estate Services, Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, 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 2788 at Page 732 and rerecorded in Book 2840 at Page 578; and

WHEREAS, on 12th day of November, 2010, Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, assigned said Deed of Trust unto BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3245 at Page 412 ; and

WHEREAS, on the 23rd day of March, 2012 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 3419 at Page 327; 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 April 4, 2012 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 1st day of May, 2012, 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 1st day of May, 2012, 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 6, Peyton's DeSoto Road Subdivision, situated in Section 26, Township 1 South Range 6 West, as shown on plat of record in Plat Book 42, Page 31 in the Chancery Clerk's Office of DeSoto County, Mississippi.

WHEREAS, at said sale Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP was the highest bidder and best bidder, therefore, for the sum of \$200,094.62 and the same was then and there struck off to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP 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, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, has requested transfer and assignment of its bid to Federal National Mortgage Association and has authorized the undersigned to convey the property described above to Federal National Mortgage Association and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, as the highest and best bidder to Federal National Mortgage Association, 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 Federal National Mortgage Association the land and property herein described.

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

FM/F12-0396

WITNESS MY SIGNATURE, this the 8 day of May, 2012.

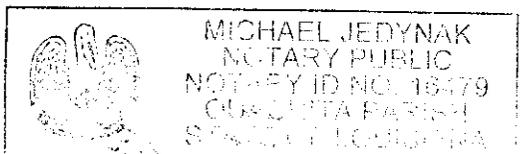
Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 8 day of May, 2012, 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



F12-0396



AFFP
F12-0396/Woods

Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI } SS
COUNTY OF DESOTO }

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

April 10, 2012, April 17, 2012, April 24, 2012

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

Diane Smith
Clerk

Subscribed to and sworn to me this 24th day of April 2012.

Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 7th day of September, 2007 and acknowledged on the 7th day of September, 2007, James Woods, and his wife joined herein by Kande Woods, executed and delivered a certain Deed of Trust unto CTC Real Estate Services, Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, 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 2788 at Page 732 and rerecorded in Book 2840 at Page 578; and

WHEREAS, on 12th day of December, 2010, Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, assigned said Deed of Trust unto BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3245 at Page 412 ; and

WHEREAS, on the 23rd day of March, 2012 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 3419 at Page 327; 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 1st day of May, 2012, 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 6, Peyton's DeSoto Road Subdivision, situated in Section 26, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 42, Page 31 in the Chancery Clerk's Office of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee.
WITNESS MY SIGNATURE, this 4th day of April, 2012.

Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
ASH/F12-0396
PUBLISH: 4-10-12 / 4-17-12 / 4-24-12

Judy Douglas
JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013



00002954 00009570 318-323-9741

Kimberly West
Morris & Associates
2309 Oliver Road
Monroe, LA 71201