

SAB 6/20/12 11:00:34
SAB BK W BK 683 PG 306
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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

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

Substituted Trustee's Deed

Grantor: Underwood Law Firm PLLC, 340 Edgewood Terrace Drive, Jackson, MS 39206,
(601) 981-7773

Grantee: GMAC Mortgage, LLC, 1100 Virginia Drive, Fort Washington, PA 19034, (800) 850-
4622

INDEXING INSTRUCTIONS:

Lot 32, Sec A, Kingston Est. S/D, S28/T1S/R8W, PB 38/13

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on February 25, 2008, Russell Cooper, a married man and Sarah M. Cooper executed a deed of trust to Dennis P. Schwartz, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. which deed of trust is recorded in Deed of Trust Book 2,862 at Page 645 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 January 29, 2011 and recorded in Book 3,272 at Page 172 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 Underwood Law Firm PLLC, as Trustee therein, as authorized by the terms thereof, by instrument dated March 29, 2012, and recorded in the office of the aforesaid Chancery Clerk in Book 3,426 at Page 390; 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

13th day of June, 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;

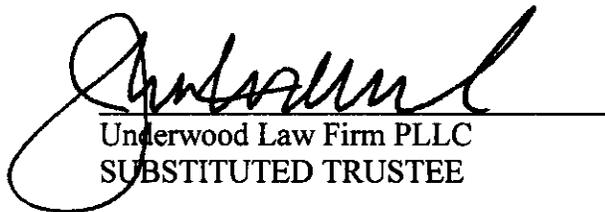
WHEREAS, at such sale, GMAC Mortgage, LLC bid the sum of \$141693.63; and

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

NOW, THEREFORE, WE, Underwood Law Firm PLLC, Substituted Trustee, in consideration of the sum of \$141693.63, do hereby sell and convey unto GMAC Mortgage, LLC the following described property located and situated in the County of DeSoto, State of Mississippi, to-wit:

Lot 32, Section "A", Kingston Estates Subdivision, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 38, Page 13, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WITNESS OUR SIGNATURE, this, the 13th day of June, 2012.



Underwood Law Firm PLLC
SUBSTITUTED TRUSTEE

By: John C. Underwood, Jr.
Managing Member

STATE OF MISSISSIPPI

COUNTY OF HINDS 1st

Personally appeared before me, the undersigned authority in and for the said county and state, on this 13th day of June, 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 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 signatures 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:



Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI }
COUNTY OF DESOTO } SS

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:

May 22, 2012, May 29, 2012, June 05, 2012, June 12, 2012

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

SIGNED:

Clerk

Subscribed to and sworn to me this 12th day of June 2012.

SUBSTITUTED TRUSTEE'S NOTICE OF SALE
WHEREAS, on February 25, 2008, Russell Cooper, a married man and Sarah M. Cooper, executed a deed of trust to Dennis P. Schwartz, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., which deed of trust is recorded in Deed of Trust Book 2,862 at Page 645 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 January 29, 2011, and recorded in the Office of the aforesaid Chancery Clerk in Book 3,272 at Page 172; and
WHEREAS, the aforesaid, GMAC Mortgage, LLC, the holder of said deed of trust and the note secured thereby, substituted Underwood Law Firm PLLC, as Trustee therein, as authorized by the terms thereof, by instrument dated March 29, 2012 and recorded in the Office of the aforesaid Chancery Clerk in Book 3,426 at Page 390; 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, WE, Underwood Law Firm PLLC, Substituted Trustee in said deed of trust, will on the 13th day of June, 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:
Lot 32, Section "A", Kingston Estates Subdivision, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 38, Page 13, in the Office of the Chancery Clerk of DeSoto County, Mississippi.
WE WILL CONVEY only such title as is vested in Underwood Law Firm PLLC as Substituted Trustee.
WITNESS OUR SIGNATURE, this the 14th day of May, 2012.
Underwood Law Firm PLLC
SUBSTITUTED TRUSTEE
BY: John C. Underwood, Jr.
Managing Member
Control #11010038
PUBLISH: 05/22/2012, 05/29/2012, 06/05/2012, 06/12/2012


JIMMIE LOU SPARKS, Notary, DeSoto County



My commission expires: June 02, 2013

00003082 00010870 601-362-5673

Underwood Law Firm
340 Edgewood Terrace Drive
Jackson, MS 39206