

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

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

**Substitute Trustee's Deed  
Indexing Instructions**

Lot 370, Sec C, Lake Forest S/D, Sec 25, T-1-S, R-9-W, Plat Book 12 pages 5-7, Desoto Co., MS

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

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

GRANTEE:  
JPMorgan Chase Bank, National Association  
1111 Polaris Pkwy  
Columbus, OH 43240  
(866) 550-5705

WHEREAS, on the 11th day of July, 2008 and acknowledged on the 11th day of July, 2008, Alvin G McCann aka Alvin McCann, husband and wife and Deborah S McCann, husband and wife, executed and delivered a certain Deed of Trust unto Charles M Quick, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, an Arkansas Corporation, 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 2925 at Page 501; and

WHEREAS, on the 15th day of June, 2012, Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, an Arkansas Corporation, assigned said Deed of Trust unto JPMorgan Chase Bank, National Association, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3464 at Page 772; and

WHEREAS, on the 16th day of July, 2012 the Holder of said Deed of Trust substituted and appointed Emily Courteau Morris as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3482 at Page 220; nd

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 Courteau Morris, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated August 17, 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 11th day of September, 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 Courteau Morris, Substitute Trustee, did on the 11th day of September, 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 370, Section C, Lake Forest Subdivision, situated in Section 25, T1S, R9W, DeSoto County, Mississippi as per plat of record in Plat Book 12, Pages 5-7, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Alvin McCann, a married person by Cash Deed for Mississippi from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington D.C. dated July 14, 2006 and filed for record in Book 534, Page 375, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale JPMorgan Chase Bank, National Association was the highest bidder and best bidder, therefore, for the sum of \$111,115.55 and the same was then and there struck off to JPMorgan Chase Bank, National Association 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 Courteau Morris, Substitute Trustee, for the consideration of \$111,115.55 do hereby convey the above-described property to JPMorgan Chase Bank, National Association.

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

F12-1345

WITNESS MY SIGNATURE, this the 17 day of September, 2012.

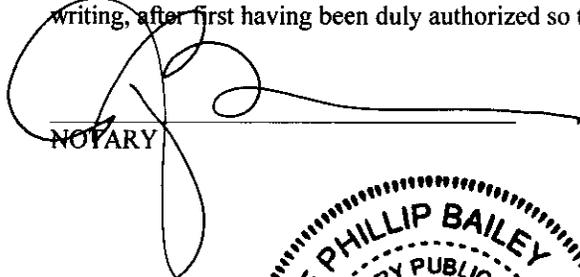


\_\_\_\_\_  
Emily Courteau Morris, Substitute Trustee

STATE OF LOUISIANA

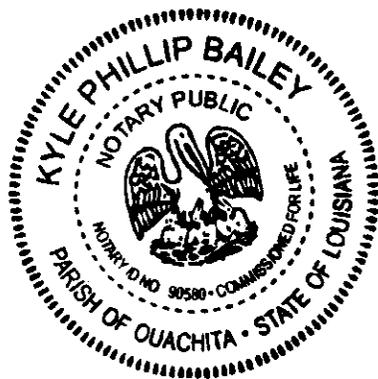
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 17 day of September, 2012, the within named Emily Courteau Morris, 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



F12-1345

AFFP  
F12-1345/McCann

**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:

August 21, 2012, August 28, 2012, September 04, 2012

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

SIGNED:

*Diane Smith*  
\_\_\_\_\_  
Clerk

Subscribed to and sworn to me this 4th day of September 2012.

*Judy Douglas*  
\_\_\_\_\_  
JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013

00002954 00013881 318-323-9741

Morris & Associates  
2309 Oliver Road  
Monroe, LA 71201



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

WHEREAS, on the 11th day of July, 2008 and acknowledged on the 11th day of July, 2008, Alvin G McCann aka Alvin McCann, husband and wife and Deborah S McCann, husband and wife, executed and delivered a certain Deed of Trust unto Charles M Quick, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, an Arkansas Corporation, 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 2925 at Page 501; and

WHEREAS, on the 15th day of June, 2012, Mortgage Electronic Registration Systems, Inc. as nominee for Pulaski Mortgage Company, an Arkansas Corporation, assigned said Deed of Trust unto JPMorgan Chase Bank, National Association, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3464 at Page 772; and

WHEREAS, on the 16th day of July, 2012, the Holder of said Deed of Trust substituted and appointed Emily Courteau Morris as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3482 at Page 220; 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 11th day of September, 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 370, Section C, Lake Forest Subdivision, situated in Section 25, T1S, R9W, DeSoto County, Mississippi as per plat of record in Plat Book 12, Pages 5-7, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Alvin McCann, a married person by Cash Deed for Mississippi from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington D.C. dated July 14, 2006 and filed for record in Book 534, Page 375, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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

WITNESS MY SIGNATURE, this 17th day of August, 2012.

Emily Courteau Morris

Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
/F12-1345

PUBLISH: 8/21/2012, 8/28/2012, 9/4/2012