

Aug 18 9 10 AM '00

STATE OF MISSISSIPPI
COUNTY OF De SOTOKyle and Krystal Lepeard
LMC 764526

BK 377 724

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on August 15, 1997, Kyle A. Lepeard and Krystal G. Lepeard executed a Deed of Trust to Robert O'Hara And E. Stephen White, Trustee for the benefit of First National Mortgage Corporation, which Deed of Trust is filed for record in Book 928, Page 118 in the office of the Chancery Clerk of De Soto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to The Leader Mortgage Co. by instrument dated September 4, 1997 and recorded in Book 941, Page 540 of the aforesaid records; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, The Leader Mortgage Co. appointed and substituted J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Substitution of Trustee dated June 23, 2000, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 1224 and Page 679 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Substituted Trustee having been requested and directed by The Leader Mortgage Co. to foreclose under the terms of said Deed of Trust, I did on August 10, 2000, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Front door of the County Courthouse of De Soto County, Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in De Soto County, Mississippi, being more particularly described as follows, to wit:

Lot 1, Section A, Magnolia Woods Subdivision, situated in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Pages 24-25, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in the DESOTO COUNTY TRIBUNE, a newspaper published in De Soto County, Mississippi for four consecutive weeks preceding the date of sale. The first notice of the publication appeared on July 19, 2000, and subsequent notices appeared on July 26, August 2, and 9, 2000, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the East Front door of the County Courthouse of De Soto County, Hernando, Mississippi for said period of four consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, The Leader Mortgage Company, LLC. bid for said property in the amount of \$94,640.25, which being the highest and best bid, the same was then and there struck off to The Leader Mortgage Company, LLC. and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substituted Trustee, do hereby sell and convey unto The Leader Mortgage Company, LLC. the land

and property herein described. I convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, on August 10, 2000.

J. Gary Massey
J. Gary Massey, Substituted Trustee

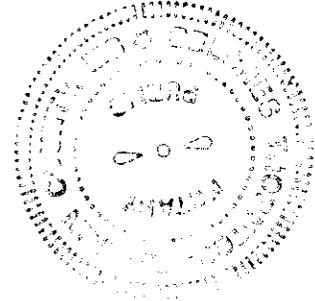
STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on August 10, 2000, the within named J. Gary Massey, Substituted Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.

Deborah Shenton
Notary Public

My Commission Expires:

9/22/02



GRANTOR'S ADDRESS:

J. Gary Massey, Substitute Trustee
Shapiro & Massey, L.L.P.
200 East Capitol Street, Suite 1745
Jackson, MS 39201
601-968-9986
S&M #00-0826

GRANTEE'S ADDRESS:

The Leader Mortgage Company, LLC.
1015 Euclid Ave.
Cleveland, OH 44115
216-937-6086

PREPARED BY:

J. Gary Massey, Substitute Trustee
200 East Capitol Street, Suite 1745
Jackson, MS 39201
601-968-9986

THE DESOTO COUNTY
TRIBUNE

BK 0377PG0726

P.O. Box 486
Olive Branch, MS 38654

601-895-6220

DAVID GRISHAM
GENERAL MANAGER

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, DAVID GRISHAM, general manager of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

In Vol. <u>XXVIII</u>	No. <u>38</u>	, dated the <u>9th</u>	day of <u>AUG</u>	, <u>2000</u>
In Vol. <u>XXVIII</u>	No. <u>37</u>	, dated the <u>2nd</u>	day of <u>AUG</u>	, <u>2000</u>
In Vol. <u>XXVIII</u>	No. <u>36</u>	, dated the <u>26th</u>	day of <u>JULY</u>	, <u>2000</u>
In Vol. <u>XXVIII</u>	No. <u>35</u>	, dated the <u>19th</u>	day of <u>JULY</u>	, <u>2000</u>
In Vol. <u>XXVIII</u>	No. _____	, dated the _____	day of _____	, _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

David Grisham
GENERAL MANAGER

Sworn to and subscribed before me, this 9th
day of August, 2000

(SEAL) Rhonda C. Stued
NOTARY PUBLIC

My commission expires My Commission Expires Mar. 13, 2004

To SHAPIRO & MASSEY

for taking the annexed publication of 408

words or the equivalent thereof for a total of FOUR(4)

times \$ 171.36, plus \$3.00 for making a proof

of publication and deposing to same for a total cost

of \$ 174.36.

**SUBSTITUTED TRUSTEE'S
NOTICE OF SALE**

WHEREAS, on August 15, 1997, Kyle A. Lepeard and Krystal G. Lepeard, executed a certain deed of trust to Robert O'Hara and E. Stephen White, Trustee for the benefit of First National Mortgage Corporation, which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 928, Page 118; and

WHEREAS, said Deed of Trust was subsequently assigned to The Leader Mortgage Company by instrument dated September 4, 1997 and recorded in Book 941 at Page 540 of the aforesaid Chancery Clerk's office; and

WHEREAS, The Leader Mortgage Co., being one and the same as The Leader Mortgage Company has heretofore substituted J. Gary Massey as Trustee by instrument dated June 23, 2000 and recorded in the aforesaid Chancery Clerk's Office in Book 1224 and Page 679; 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, The Leader Mortgage Co., the legal holder of said indebtedness, 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 and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, J. Gary Massey, Substituted Trustee in said deed of trust, will on August 10, 2000 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the East Front door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 1, Section A, Magnolia Woods Subdivision, situated in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 55, Pages 24-25, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I WILL CONVEY only such title as vested in me as Substituted Trustee.
WITNESS MY SIGNATURE on July 7, 2000.

/s/ J. Gary Massey
Substituted Trustee for
The Leader Mortgage Co.
Shapiro & Massey, L.L.P.
200 East Capitol Street, Suite 1745
Jackson, Mississippi 39201
(601) 968-9986
July 19, 2000, Aug. 2, 9-000.