

BK 0439 PG 0555

STATE MS. DEPOSITO CO. *DB*

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BK 439 PG 555
W.F. DAVID CH. CLK. *D-*

**SUBSTITUTE TRUSTEE'S DEED
INDEXING INSTRUCTIONS
NE 1/4 OF THE NW 1/4 OF SECTION 36, T-5, R-1-W**

STATE OF MISSISSIPPI
COUNTY OF HINDS 1st JUDICIAL DISTRICT

WHEREAS, on the 26th day of August, 1987, **Ralph David Lundstrom and Wife Cindy E. Lundstrom**, executed and delivered a certain Deed of Trust unto **D.J. Horecky**, Trustee for **First City Mortgage, Inc.**, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of **Hinds County**, Mississippi in Book 3401 at Page 163 and re-recorded in Book 4403 at Page 153; and

WHEREAS, on the 26th day of August, 1987, **Bridges Mortgage Company, Inc., Formerly First City Mortgage Inc.**, assigned said Deed of Trust unto **Troy & Nichols, Inc. It's Successors and/or Assigns**, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3401 at Page 271 and re-recorded in Book 4403 at Page 372; and

WHEREAS, on the 10th day of October, 1988, **Ralph David Lundstrom and Wife Cindy E. Lundstrom**, sold the property, conveying said indebtedness unto **Kelly W. Johnson and Wife, Margaret Johnson**, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3536 at Page 623; and

WHEREAS, on the 6th day of September, 2002, **Troy & Nichols, Inc. It's Successors and/or Assigns**, assigned said Deed of Trust unto **Chase Manhattan Mortgage Corporation**, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 5644 at Page 635; and

WHEREAS, on the 19th day of September, 2002, the holder of said Deed of Trust substituted and appointed **John C. Morris III**, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 5644 at Page 637; 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, John C. Morris, III, Substitute Trustee, advertised the sale of the following described real property by Substituted Trustee's Notice of Sale, dated the 30th day of January, 2003, by posting same at the bulletin board near the North front door of the **Hinds County Courthouse** and by publishing said Notice in the **Clarion Ledger** for four (4) 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 28th day of February, 2003, 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 North front door of the **Hinds County Courthouse** at **Jackson, Mississippi**; and

WHEREAS, I, John C. Morris, III, Substitute Trustee, did on the 28th day of February, 2003, within legal hours, offer for sale and did sell, to the highest bidder for cash at the North front door of the **Hinds County Courthouse** at **Jackson, Mississippi** the following described real property, to-wit:

Begin at a point on the South Right-of-Way line of the McClure Road, which point is 350 feet West of the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 16, Township 5, Range 1 West, run thence South along the West Line of that certain parcel of land sold to Mrs. Lillian Elizabeth Hogg on November 10, 1964, by Deed of Record in the office of the Chancery Clerk of Hinds County, Mississippi, at Jackson, Mississippi, a distance of 435.6 feet to a point; run thence in a Westerly direction parallel with the South Right-of-Way Line of said McClure Road, a distance of 100 feet to a point; run thence North and parallel with the said West line of said land sold to said Mrs. Lillian Elizabeth Hogg a distance of 435.6 feet to a point on the South Right-of-Way line of said McClure Road; run thence in an Easterly direction along the South Right-of-Way line of McClure Road a distance of 100 feet to the point of beginning; it being the intent to describe that land described in Warranty Deed filed for record in the office of the aforesaid Chancery Clerk in Book 2776 at Page 156 thereof.

WHEREAS, at said sale **Chase Manhattan Mortgage Corporation** was the highest and best bidder, therefor, for the sum of **\$64,816.63** and the same was then and there struck off to **Chase Manhattan Mortgage Corporation** and it was declared the purchaser thereof; and

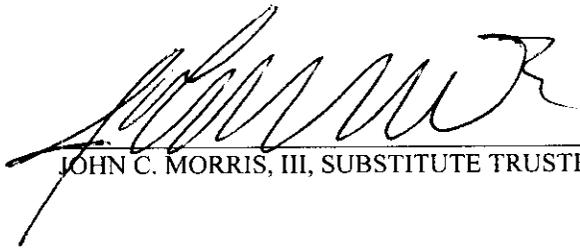
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW, THEREFORE, I, John C. Morris, III, Substitute Trustee, for the consideration of **\$64,816.63** do hereby convey the above described property to **Chase Manhattan Mortgage Corporation**.

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

Johnson, Kelly
F02-2945

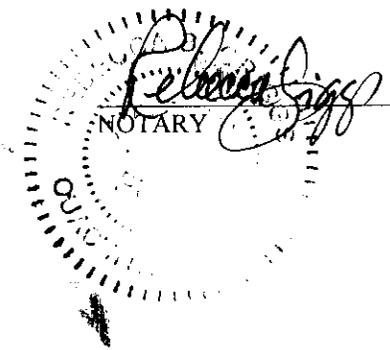
WITNESS MY SIGNATURE, this the 28th day of February, 2003.



JOHN C. MORRIS, III, 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 28th day of February, 2003, the within named JOHN C. MORRIS, III, Substitute Trustee, who acknowledged that he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:

2309 OLIVER RD.
MONROE, LA 71201
318-330-9020

GRANTEE:

CHASE MANHATTAN MORTGAGE
CORPORATION
3415 VISION DR.
COLUMBUS, OH 43219-6009
1-800-981-3792

THIS DOCUMENT WAS PREPARED BY :

JOHN C. MORRIS, III
2309 OLIVER RD.
MONROE, LA 71201
318-330-9020

Proof of Publication

The State of Mississippi

Hinds County

SUBSTITUTE TRUSTEE'S NOTICE OF SALE
 STATE OF MISSISSIPPI
 COUNTY OF HINDS 1st JUDICIAL DISTRICT
 WHEREAS, on the 28th day of August, 1987, Ralph David Lundstrom and Wife Cindy E. Lundstrom, executed and delivered a certain Deed of Trust unto D.J. Horecky, Trustee for First City Mortgage, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Hinds County, Mississippi in Book 3401 at Page 163 and re-recorded in Book 4403 at Page 153; and
 WHEREAS, on the 10th day of October, 1988, Ralph David Lundstrom and Wife Cindy E. Lundstrom, sold the property, conveying said indebtedness unto Kelly W. Johnson and Wife, Margaret Johnson, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3536 at Page 623; and
 WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Chase Manhattan Mortgage Corporation, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 5644 at Page 635; and
 WHEREAS on the 19th day of September, 2002, the holder of said Deed of Trust substituted and appointed John C. Morris III, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 5644 at Page 637; 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 28th day of February, 2003, I will, during legal hours, at public outcry, offer for sale and will sell, at the North front door of the Hinds County Courthouse at Jackson, Mississippi, for cash to the highest bidder, the following described land and property situated in Hinds County, Mississippi, to-wit:

Begin at a point on the South Right-of-Way line of the McClure Road, which point is 350 feet West of the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 36, Township 5, Range 1 West, run thence South along the West Line of that certain parcel of land sold to Mrs. Lillian Elizabeth Hogg on November 10, 1964, by Deed of Record in the office of the Chancery Clerk of Hinds County, Mississippi, at Jackson, Mississippi, a distance of 435.8 feet to a point; run thence in a Westerly direction parallel with the South Right-of-Way Line of said McClure Road, a distance of 100 feet to a point; run thence North and parallel with the said West line of said land sold to said Mrs. Lillian Elizabeth Hogg a distance of 435.8 feet to a point on the South Right-of-Way line of said McClure Road; run thence in an Easterly direction along the South Right-of-Way line of McClure Road a distance of 100 feet to the point of beginning; it being the intent to describe that land described in Warranty Deed filed for record in the office of the aforesaid Chancery Clerk in Book 2776 at Page 157 thereof.

I will only convey such title as is vested in me as Substitute Trustee.
 WITNESS MY SIGNATURE, this 30th day of January, 2003.
 /s/ John C. Morris, III
 JOHN C. MORRIS, III
 SUBSTITUTE TRUSTEE
 2309 OLIVER RD
 MONROE, LA 71201
 318-330-9020
 F02-2945
 PUBLISH: February 5, 2003, February 12, 2003, February 19, 2003, February 26, 2003

PERSONALLY appeared before me, the undersigned notary public in and for Hinds County, Mississippi,

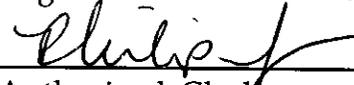
Philip Sawin

an authorized clerk of THE CLARION-LEDGER, a daily newspaper as defined and prescribed in Sections 13-3-31 and 13-3-32, of the Mississippi Code of 1972, as amended, who, being duly sworn, states that the notice, a true copy of which is hereto attached, appeared in the issues of said newspaper as follows:

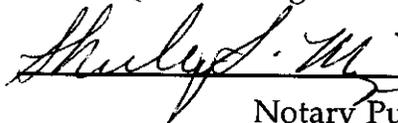
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Lines:	136	Wednesday, February 5, 2003
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Total:	\$254.30	Wednesday, February 26, 2003

Signed

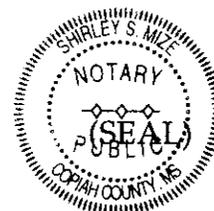


Authorized Clerk
 of The Clarion-Ledger



Notary Public

SWORN to and subscribed before me on 2/26/2003
 Notary Public State of Mississippi At Large.
 My Commission Expires: March 31, 2006
 Bonded thru Notary Public Underwriters



MY COMMISSION EXPIRES
 MARCH 31, 2006