

**SUBSTITUTE TRUSTEE'S DEED  
INDEXING INSTRUCTIONS  
LOT 20, SECTION A, IVY TRAILS S/D, IN SEC. 30, T-1-S, R-6-W, DESOTO CO., MS.**

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**WHEREAS**, on the **28TH** day of **JULY, 2000**, **CHARITY C. MARTIN, A MARRIED WOMAN**, executed and delivered a certain Deed of Trust unto **LEM ADAMS, III**, Trustee for "**MERS**" **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, 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 **1239** at Page **0387**; and

**WHEREAS**, on the **7TH** day of **FEBRUARY, 2003**, 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 **1658** at Page **533** **AND RERECORDED IN BOOK 1678 AT PAGE 284**; 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 **25TH** day of **MARCH, 2003**, by posting same at the bulletin board near the **MAIN** front door of the **DESOTO** County Courthouse and by publishing said Notice in the **DESOTO TIMES** 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 **25TH** day of **APRIL, 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 **MAIN** front door of the **DESOTO** County Courthouse at **HERNANDO**, Mississippi; and

**WHEREAS**, I, John C. Morris, III, Substitute Trustee, did on the **25TH** day of **APRIL, 2003**, within legal hours, offer for sale and did sell, to the highest bidder for cash at the **MAIN** front door of the **DESOTO** County Courthouse at **HERNANDO**, Mississippi the following described real property, to-wit:

**Lot 20, Section A, Ivy Trails Subdivision, in Section 30, Township 1 South, Range 6 West, Desoto County, Mississippi, in the Chancery Clerk's Office of Desoto County, Mississippi, to which reference is hereby made for a more particular description of said property.**

**As recorded in Plat Book 63, Pages 26-28 in the Chancery Clerk's Office of Desoto County, Mississippi.**

**Marty B. Martin joins in the execution of this instrument for the sole purpose of waiving any homestead or marital rights which he may have in subject property. Marty B. Martin is husband of Charity C. Martin.**

**WHEREAS**, at said sale "**MERS**" **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** was the highest and best bidder, therefor, for the sum of **\$129,377.06** and the same was then and there struck off to "**MERS**" **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** 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 **\$129,377.06** do hereby convey the above described property to "**MERS**" **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

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

STATE MS. - DESOTO CO.  
FILED

MAY 19 2 22 PM '03

Pa  
PS

Charity Martin  
F03-0376

BK 444 PG 181  
W.E. DAVIS CH. CLK.

WITNESS MY SIGNATURE, this the 25th day of April, 2003.

*[Handwritten Signature]*

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 25th day of April, 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:

Mortgage Electronic Registration  
Systems, Inc.  
P. O. Box 2026  
Flint, MI 48507-2026  
888-679-6277

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  
 COUNTY OF DESOTO

**Lisa Fuller** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S  
 NOTICE OF SALE  
 STATE OF MISSISSIPPI  
 COUNTY OF Desoto  
 WHEREAS, on the 28th day of July, 2000, Charly C Martin, a married woman, executed and delivered a certain Deed of Trust unto Lem Adams III, Trustee for "MERS", Mortgage Electronic Registration Systems, Inc., 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 1239 at Page 0387;  
 WHEREAS on the 7th day of February, 2003, 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 1658 at Page 533, also re-recorded in Book 1678 at Page 224; 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 25th day of April, 2003, I will, during legal hours, at public outcry, offer for sale and will sell at the Main front door 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 20, Section A, Ivy Trails Subdivision, in Section 30, Township 1 South, Range 5 West, Desoto County, Mississippi, in the Chancery Clerk's Office of Desoto County, Mississippi, to which reference is hereby made for a more particular description of said property.  
 As recorded in Plat Book 63, Pages 26-28 in the Chancery Clerk's Office of Desoto County, Mississippi.  
 Marty B. Martin joins in the execution of this instrument for the sole purpose of waiving any homestead or marital rights which he may have in subject property. Marty B. Martin is husband of Charly C. Martin.  
 I will only convey such title as is vested in me as Substitute Trustee.  
 WITNESS MY SIGNATURE, this 25th day of March, 2003.  
 JOHN C. MORRIS, III  
 SUBSTITUTE TRUSTEE  
 2309 OLIVER ROAD  
 MONROE, LA 71201  
 318-330-9200  
 F03-0378  
 PUBLISH:  
 4/02/03  
 4/09/03  
 4/16/03  
 4/23/03

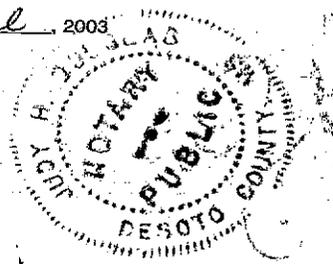
- Volume No. 108 on the 2 day of April, 2003
- Volume No. 108 on the 9 day of April, 2003
- Volume No. 108 on the 16 day of April, 2003
- Volume No. 108 on the 23 day of April, 2003
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2003

*Lisa Fuller*  
 \_\_\_\_\_

Sworn to and subscribed before me, this 23 day of April, 2003

*Judy Douglas*  
 \_\_\_\_\_

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
 MY COMMISSION EXPIRES: JANUARY 16, 2005  
 BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 353 words @ .12 \$ 42.36
- B. 3 subsequent insertions of 1059 words @ .10 \$ 105.90
- C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 151.26