

**SUBSTITUTE TRUSTEE'S DEED
INDEXING INSTRUCTIONS**

Lot 143, Sec A, DeSoto Village S/D, Sec 34, T-1-S, R-8-W, DeSoto Co., MS ^{BK 480 PG 117}
~~MS~~ DAVIS CH. CLK.

**STATE OF MISSISSIPPI
COUNTY OF DeSoto**

WHEREAS, on the 3rd day of April, 1995, Woodrow E. Brewer and Wife, Lennis Brewer, executed and delivered a certain Deed of Trust unto Neal H. Labovitz, Trustee for Sunbelt Mortgage 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 756 at Page 495; and

WHEREAS, the subject Deed of Trust was reformed by judgment rendered in the matter styled The Chase Bank of Texas, and John C. Morris, III, Substituted Trustee vs. Woodrow E. Brewer, Lennis Brewer, UMLIC, VP, LLC And American General Financial Services, Inc. N/K/A American General Financial Services, Inc., Cause Number 03-10-1737 of the Chancery Clerk of Desoto County, Mississippi, rendered on the 24th day of February, 2004, said judgment Reforming Assignment and Quieting and Confirming Title and appearing of record in Book 358 at Page 576 and re-recorded in Book 466 at Page 785 thereof; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Texas Commerce Bank, National Association, As Custodian, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 799 at Page 208; and

WHEREAS, on the 29th day of June, 2004, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2023 at Page 318; 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, Emily Kaye Courteau, Substitute Trustee, advertised the sale of the following described real property by Substituted Trustee's Notice of Sale, dated the 9th day of July, 2004, 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 DeSoto County Courthouse and by publishing said Notice in the DeSoto Times Today 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 11th day of August, 2004, 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 of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 11th day of August, 2004, within legal hours, offer for sale and did sell, to the highest bidder for cash at the east front door of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 143, Section A, DeSoto Village Subdivision, Section 34, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 7, Pages 9-14, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, N.A was the highest bidder and best bidder, therefore, for the sum of \$57,800.00 and the same was then and there struck off to JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, N.A 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 Kaye Courteau, Substitute Trustee, for the consideration of **\$57,800.00** do hereby convey the above described property to **JPMorgan Chase Bank** formerly known as **The Chase Manhattan Bank** successor by merger to **Chase Bank of Texas, National Association**, formerly known as **Texas Commerce Bank, N.A.**

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

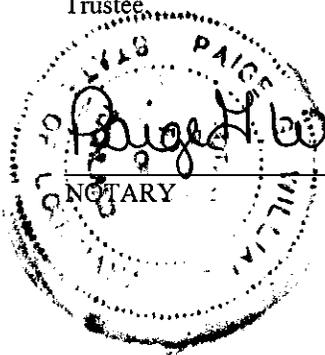
CR/01-2454

WITNESS MY SIGNATURE, this the 11th day of August 2004.


EMILY KAYE COURTEAU, 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 11th day of August, 2004, the within named EMILY KAYE COURTEAU, 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.


Paige Williams
NOTARY

AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

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

GRANTEE:
JPMorgan Chase Bank formerly known as The Chase
Manhattan Bank successor by merger to Chase Bank of
Texas, National Association, formerly known as Texas
Commerce Bank, N.A
4708 Mercantile Drive
Fort Worth, TX 75075
1-817-665-7200

THIS DOCUMENT WAS PREPARED BY:

EMILY KAYE COURTEAU
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 3rd day of April, 1995, Woodrow E. Brewer and Wife, Lennis Brewer, executed and delivered a certain Deed of Trust unto Neal H. Labovitz, Trustee for Sunbelt Mortgage 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 756 at Page 495; and

WHEREAS, the subject Deed of Trust was reformed by judgment rendered in the matter styled The Chase Bank of Texas, and John C. Morris, III, Substituted Trustee vs. Woodrow E. Brewer, Lennis Brewer, UMLIC, VP, LLC And American General Financial Services, Inc. N/K/A American General Financial Services, Inc., Cause Number 03-10-1737 of the Chancery Clerk of Desoto County, Mississippi, rendered on the 24th day of February, 2004, said judgment Reforming Assignment and Quieting and Confirming Title and appearing of record in Book 368 at Page 578 and re-recorded in Book 466 at Page 785 thereof; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Texas Commerce Bank, National Association, As Custodian, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 796 at Page 208; and

WHEREAS, on the 28th day of June, 2004, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2023 at Page 318; 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 August, 2004, I will during legal hours, at public outcry, offer for sale and will sell, at the east 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 143, Section A, DeSoto Villag Subdivision, Section 3A, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 7, Pages 9-14, 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 9th day of July, 2004.
EMILY KAYE COURTEAU
SUBSTITUTE TRUSTEE
2309 OLIVER ROAD
MONROE, LA 71201
(318) 330-9020
6700 Embassy Circle
CR/01-2454
PUBLISH:7/14/04, 7/21/04, 7/28/04, 8/4/04

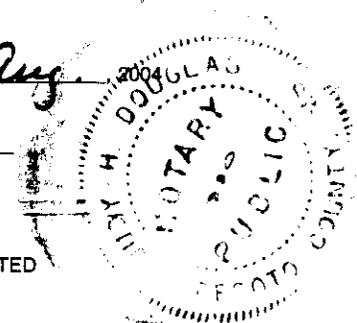
Volume No. 109 on the 14 day of July, 2004
Volume No. 109 on the 21 day of July, 2004
Volume No. 109 on the 28 day of July, 2004
Volume No. 109 on the 4 day of Aug., 2004
Volume No. _____ on the _____ day of _____, 2004

Lisa Fuller

Sworn to and subscribed before me, this 4 day of Aug., 2004

BY *Judy H. 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 422 words @ .12 \$ 50.64
B. 3 subsequent insertions of 1266 words @ .10 \$ 126.60
C. Making proof of publication and depositing to same \$ 3.00
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