

**SUBSTITUTE TRUSTEE'S DEED
INDEXING INSTRUCTIONS**

Lot 2720, Sec M, Southaven West S/D, Sec 27, T-1-S, R-8-W, DeSoto Co., MS

**STATE OF MISSISSIPPI
COUNTY OF DeSoto**

WHEREAS, on the 26th day of May, 1999, Patrick White and wife Karen White, executed and delivered a certain, Deed of Trust unto Dennis P. Schwartz, Trustee for Fairway Independent Mortgage Corp., 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 1115 at Page 393; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Mortgage Electronic Registration Systems, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1749 at Page 631; and

WHEREAS, on the 7th day of July, 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 2024 at Page 715; 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 18th 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 18th 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 2720, Section M, Southaven West Subdivision, Situated in Section 27, Township 1 South, Range 8 West, City of Southaven, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 4, Pages 52-53, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale **Mortgage Electronic Registration Systems, Inc.** was the highest bidder and best bidder, therefore, for the sum of **\$73,627.14** and the same was then and there struck off to **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, Emily Kaye Courteau, Substitute Trustee, for the consideration of **\$73,627.14** do hereby convey the above described property to **Mortgage Electronic Registration Systems, Inc.**

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

MH/F04-0974

STATE MS.-DESOTO CO.

AUG 24 11 09 AM '04

BK 480 PG 403
W. F. DAVIS CH. CLK.

SS
SS

WITNESS MY SIGNATURE, this the 18th day of August 2004.

Emily Kaye Courteau
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 18th 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.



AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:

2309 OLIVER RD.
MONROE, LA 71201

318-330-9020

GRANTEE:

MERS
P. O. Box 2026
Flint, MI 48501-2026
(888) 679-6377

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 28th day of July, 1999, Patrick White and wife Karen White, executed and delivered a certain Deed of Trust unto Dennis P. Schwartz, Trustee for Fairway Independent Mortgage Co., Inc. to secure an indebtedness as described in the deed of trust recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1118

at Page 283; and
WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Mortgage Electronic Registration Systems, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1749 at Page 631; and

WHEREAS, on the 7th day of July, 2004, the holder of said Deed of Trust submitted and appointed Emily Kaye Courteau, Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2024 at Page 715; 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 18th 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 2720, Section M, Southaven West Subdivision, situated in Section 27, Township 1 South, Range 8 West, City of Southaven, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 4, Pages 52-53, 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
2500 OLIVER ROAD
NICHOLLS, LA 71201
(504) 382-9020
7783 Cherteston
MS/F04-0874
PUBLISH: 7-21-04, 7-28-04, 8-4-04, 8-11-04

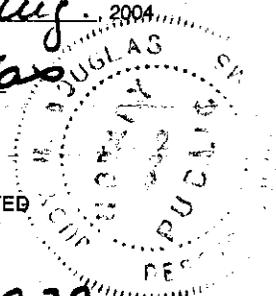
- Volume No. 109 on the 21 day of July, 2004
- Volume No. 109 on the 28 day of July, 2004
- Volume No. 109 on the 4 day of Aug., 2004
- Volume No. 109 on the 11 day of Aug., 2004
- Volume No. _____ on the _____ day of _____, 2004

Lisa Fuller

Sworn to and subscribed before me, this 11 day of Aug., 2004

BY Judy N. 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 331 words @ .12 \$ 39.72
- B. 3 subsequent insertions of 993 words @ .10 \$ 99.30
- C. Making proof of publication and depositing to same \$ 3.00

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