

**SUBSTITUTE TRUSTEE'S DEED  
INDEXING INSTRUCTIONS**

**Lot 241, Section E, Phase 2, Kingston West S/D, in Section 28, T-1-S, R-8-W, Desoto  
County, Mississippi.**

**STATE OF MISSISSIPPI  
COUNTY OF Desoto**

**WHEREAS**, on the 15th day of September, 2000, Bryan D Parker Sole Owner, executed and delivered a certain Deed of Trust unto Shirley Smith, Trustee for National City Mortgage Co DBA FNMC, 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 1248 at Page 0475; and

**WHEREAS**, on the 3rd day of October, 2000, National City Mortgage Co. DBA First National Mortgage Corporation, assigned said Deed of Trust unto The Leader Mortgage Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1280 at Page 497; and

**WHEREAS**, on the 25th day of August, 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 2056 at Page 562; 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 27th day of August, 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 30th day of September, 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 30th day of September, 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 241, Section E, Phase 2, Kingston West Subdivision, in Section 28, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 60, Page 30, in the Office of the Chancery Clerk of Desoto County, Mississippi.**

**WHEREAS**, at said sale **US Bank N.A. S/B/M to The Leader Mortgage Corporation** was the highest bidder and best bidder, therefore, for the sum of **\$86,562.36** and the same was then and there struck off to **US Bank N.A. S/B/M to The Leader 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, Emily Kaye Courteau, Substitute Trustee, for the consideration of **\$86,562.36** do hereby convey the above described property to **US Bank N.A. S/B/M to The Leader Mortgage Corporation**.

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

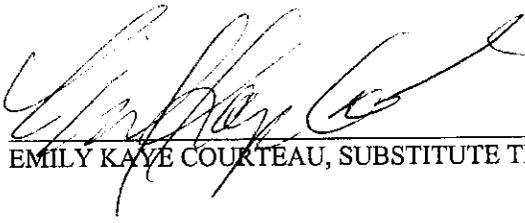
KB/F04-1451

STATE MS.-DESOTO CO. *bc*

OCT 15 10 46 AM '04 *2*

484 PG 298  
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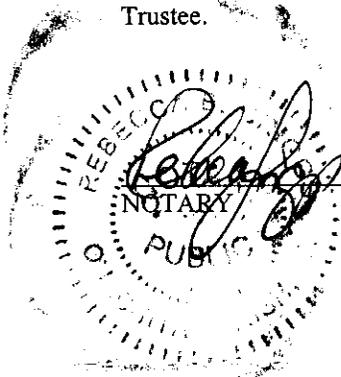
WITNESS MY SIGNATURE, this the 30<sup>th</sup> day of September 2004.

  
\_\_\_\_\_  
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 30<sup>th</sup> day of September, 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:

US Bank N.A. S/B/M to The Leader  
Mortgage Corporation  
4801 Frederica Street  
Owensboro, KY 42304-0005  
(270) 689-7253

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

Diane Smith 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 15th day of September, 2000, Bryan D Parker Sole Owner, executed and delivered a certain Deed of Trust unto Shirley Smith, Trustee for National City Mortgage Co DBA FNMC, 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 1248 at Page 0475; and  
WHEREAS, on the 3rd day of October, 2000, National City Mortgage Co. DBA First National Mortgage Corporation, assigned said Deed of Trust unto The Leader Mortgage Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1280 at Page 497; and  
WHEREAS, on the 25th day of August, 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 2056 at Page 562; 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 30th day of September, 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 241, Section E, Phase 2, Kingston West Subdivision, in Section 26, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 60, Page 30, 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 27th day of August, 2004.  
/s/ EMILY KAYE COURTEAU  
SUBSTITUTE TRUSTEE  
2308 OLIVER ROAD  
MONROE, LA 71201  
(504) 330-8020  
KMP04-1451  
PUBLISH: 9-2-04/ 9-9-04/ 9-16-04/  
9-23-04

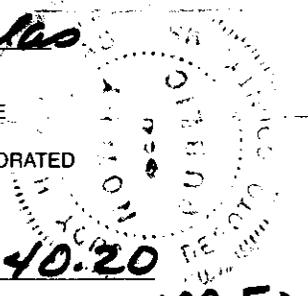
- Volume No. 109 on the 2 day of Sept., 2004
- Volume No. 109 on the 9 day of Sept., 2004
- Volume No. 109 on the 16 day of Sept., 2004
- Volume No. 109 on the 23 day of Sept., 2004
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2004

Diane Smith

Sworn to and subscribed before me, this 23 day of Sept., 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 335 words @ .12 \$ 40.20
- B. 3 subsequent insertions of 1005 words @ .10 \$ 100.50
- C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 143.70