

**SUBSTITUTE TRUSTEE'S DEED  
INDEXING INSTRUCTIONS**

**Lot 83, Section B, Magnolia Lakes S/D, DeSoto County, MS**

**STATE OF MISSISSIPPI  
COUNTY OF DeSoto**

**WHEREAS**, on the 30th day of September, 1999, Robert E Conn Jr A Single Man, executed and delivered a certain Deed of Trust unto Shirley A 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 1154 at Page 343; and

**WHEREAS**, on the 13th day of October, 1999, National City Mortgage Co., an Ohio Corporation assigned said Deed of Trust unto The Leader Mortgage Company and, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1171 at Page 637; and

**WHEREAS**, on the 11th day of March, 2005, 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 2175 at Page 592; 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 Thursday, March 17, 2005 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 21st day of April, 2005, 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 21st day of April, 2005, 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 83, Section B, Magnolia Lakes Subdivision, in Section 35, Township 1 South, Range 6 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 63, Pages 18-19, in the Office of the Chancery Clerk of Desoto County, Mississippi.**

**WHEREAS**, at said sale **U.S. Bank, N.A. S/B/M to The Leader Mortgage Company, LLC** was the highest bidder and best bidder, therefore, for the sum of \$105,199.63 and the same was then and there struck off to **U.S. Bank, N.A. S/B/M to The Leader Mortgage Company, LLC** 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**, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto **U.S. Bank, N.A. S/B/M to The Leader Mortgage Company, LLC** the land and property herein described.

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

**AW/F05-0466**

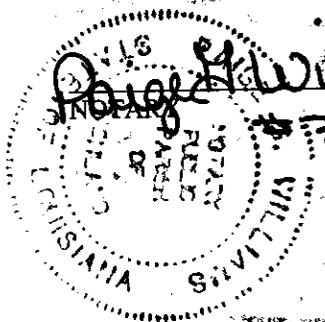
WITNESS MY SIGNATURE, this the 21st day of April 2005.

  
\_\_\_\_\_  
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 21st day of April, 2005, the within named EMILY KAYE COURTEAU, Substitute Trustee, who acknowledged that she executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

  
Paige Williams  
27808

AT DEATH  
MY COMMISSION EXPIRES

ADDRESSES:

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

GRANTEE:  
US Bank Home Mortgage, successor by merger  
to The Leader Mortgage Company LLC  
4801 Frederica Street  
P.O. Box 20005  
Owensboro, KY 42304-0005  
270-689-7253

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES  
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 30th day of September, 1999, Robert E Conn Jr. A Single Man, executed and delivered a certain Deed of Trust unto Shirley A 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-1154 at Page 343; and

WHEREAS, on the 13th day of October, 1999, National City Mortgage Co., an Ohio Corporation, assigned said Deed of Trust unto The Leader Mortgage Company, and, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1171 at Page 637; and

WHEREAS, on the 11th day of March, 2005, 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 2175, at Page 592; 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

21st day of April, 2005, 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 83, Section B, Magnolia Lakes Subdivision, in Section 35, Township 1 South, Range 6 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 83, Pages 18-19, 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 day Thursday, March 17, 2005

Emily Kaye Courteau  
SUBSTITUTE TRUSTEE  
2309 OLIVER ROAD  
MONROE, LA 71201  
(318) 330-9020  
AW/F05-0466  
PUBLISH: 3-24-05/ 3-31-05/ 4-7-05/ 4-14-05

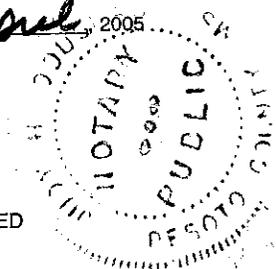
- Volume No. 110 on the 24 day of March, 2005
- Volume No. 110 on the 31 day of March, 2005
- Volume No. 110 on the 2 day of April, 2005
- Volume No. 110 on the 14 day of April, 2005
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2005

Diane Smith

Sworn to and subscribed before me, this 14 day of April, 2005

BY Judy N. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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- B. 3 subsequent insertions of 1005 words @ .10 \$ 100.50
- C. Making proof of publication and depositing to same \$ 3.00

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