

6/20/05 11:40:21  
BK 502 PG 478  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**SUBSTITUTE TRUSTEE'S DEED  
INDEXING INSTRUCTIONS**

**Lot 1852, Sec E, Desoto Village S/D, Desoto Co., MS**

**STATE OF MISSISSIPPI  
COUNTY OF DeSoto**

**WHEREAS**, on the 18th day of November, 1998, Susan Kathleen Durham, and husband Anthony W. Durham, executed and delivered a certain Deed of Trust unto Vernon Chadwick, Trustee for T & N Mortgage, 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 1059 at Page 189; 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 1835 at Page 378; and

**WHEREAS**, on the 2nd day of May, 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 2208 at Page 488; 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 **May 11, 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 15th day of June, 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 15th day of June, 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 1852, Section "E", DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West; as per plat recorded in Plat Book 12, Pages 22-25 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 **\$63,897.79** 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 **\$63,897.79** 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.

**AMC/F05-0810**

*Monis Assoc  
Exec*

WITNESS MY SIGNATURE, this the 15th day of June 2005.

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 15th day of June, 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.

  
Michael Jidemah  
#16479

AT DEATH  
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:  
EMILY KAYE COURTEAU  
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:

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 18th day of November, 1998, Susan Kathleen Durham, and husband Anthony W. Durham, executed and delivered a certain Deed of Trust unto Vernon Chadwick, Trustee for T & N Mortgage, 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 1059 at Page 189; 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 1835 at Page 378; and  
WHEREAS, on the 2nd day of May, 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 2208 at Page 486; 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 15th day of June, 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 1852, Section "E", DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West; as per plat recorded in Plat Book 12, Pages 22-25 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 May 11, 2005  
Emily Kaye Courteau  
SUBSTITUTE TRUSTEE  
2309 OLIVER ROAD  
MONROE, LA 71201  
(318) 330-9020  
AMC/F05-0810  
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- Volume No. 110 on the 8 day of June, 2005
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2005

Diane Smith

Sworn to and subscribed before me, this 8 day of June, 2005

By Judy H. Douglas

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



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