

9/26/05 10:05:52
BK 510 PG 577
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

**SUBSTITUTE TRUSTEE'S DEED
INDEXING INSTRUCTIONS**

Lot 480, Sec E, Lake Forest S/D, Sec 25, T 1 S, R 9 W, DeSoto Co., MS

**STATE OF MISSISSIPPI
COUNTY OF DeSoto**

WHEREAS, on the 20th day of February, 2004, Eddy E. Kiihnl Jr, a married man, executed and delivered a certain Deed of Trust unto Dixie with Arnold M. Weiss, Attorney, Trustee for Mortgage Electronic Registration Systems, 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 1942 at Page 389; and

WHEREAS, on the 29th day of June, 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 2247 at Page 718; 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 **August 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 courthouse DeSoto County and by publishing said Notice in the Desoto Times Today for three (3) 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 September, 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 September, 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 480, Section E, Lake Forest Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per platthereof of record in Plat Book 40, Page 5, in the office of the Chancery Clerk of DeSoto County Mississippi.

Being the same property conveyed to grantor, James Charles Donnelly and Jacquelyn Rose Donnelly, herein by Warranty Deed of record at Book 303, Page 446, dated July 3, 1996, filed July 8, 1996, in the Chancery Clerk's Office of DeSoto County Mississippi.

Also being the same property conveyed to Grantor by Warranty Deed of even date, which is being recorded simultaneously herewith, in said Register's Office.

WHEREAS, at said sale Mortgage Electronic Registration Systems, Inc. was the highest bidder and best bidder, therefore, for the sum of \$113,400.00 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 \$113,400.00 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.

KC/F05-0046

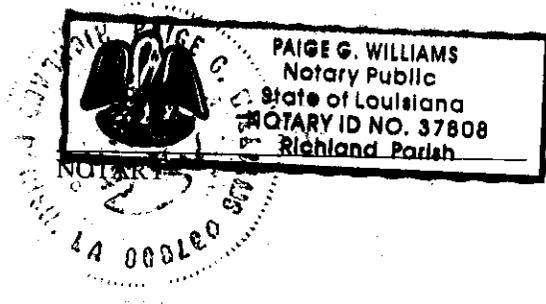
WITNESS MY SIGNATURE, this the 21st day of September 2005.


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 September, 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.



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) 679-9377

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 3 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEES NOTICE OF SALE
STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 20th day of February, 2004, Eddy E. Kihl Jr, a married man, executed and delivered a certain Deed of Trust unto Dixie with Arnold M. Weiss, Attorney, Trustee for Mortgage Electronic Registration Systems, 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 1942 at Page 389; and

WHEREAS, on the 29th day of June, 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 2247 at Page 718; 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 September, 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 480, Section E, Lake Forest Subdivision, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 40, Page 5, in the office of the Chancery Clerk of DeSoto County Mississippi.

Being the same property conveyed to grantor, James Charles Donnelly and Jacquelyn Rose Donnelly, herein by Warranty Deed of record at Book 303, Page 446, dated July 3, 1996, filed July 8, 1996, in the Chancery Clerk's Office of DeSoto County Mississippi.

Also being the same property conveyed to Grantor by Warranty Deed of even date, which is being recorded simultaneously herewith, in said Register's Office.

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

WITNESS MY SIGNATURE, this day August 17, 2005

Emily Kaye Courteau
SUBSTITUTE TRUSTEE
2309 OLIVER ROAD
MONROE, LA 71201
(318) 330-9020
KC/F05-0046
PUBLISH: 8-31-05/9-7-05/9-14-05

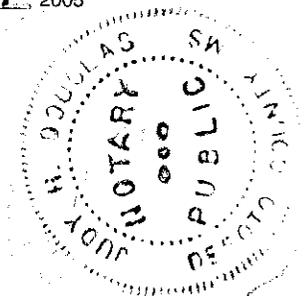
- Volume No. 110 on the 31 day of Aug., 2005
- Volume No. 110 on the 7 day of Sept., 2005
- Volume No. 110 on the 14 day of Sept., 2005
- Volume No. _____ on the _____ day of _____, 2005
- Volume No. _____ on the _____ day of _____, 2005

Diane Smith

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

Judy A. Douglas

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



- A. Single first insertion of 355 words @ .12 \$ 42.60
- B. 2 subsequent insertions of 710 words @ .10 \$ 71.00
- C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 116.60

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