

SUBSTITUTE TRUSTEE'S DEED

INDEXING INSTRUCTIONS

Lot 37, Sec A, Magnolia Lakes, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 8th day of October, 1999, Janie B Ivy, 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 1156 at Page 453 and rerecorded in Book 1196 at Page 334; and

WHEREAS, on the 18th day of October, 1999, National City Mortgage Co. dba First National Mortgage 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 1203 at Page 599 and rerecorded in Book 2272 at Page 303; and

WHEREAS, on the 29th day of July, 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 2272 at Page 304; 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 **September 26, 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 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 26th day of October, 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 26th day of October, 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 37, Section "A" Magnolia Lakes, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 59, Pages 1-4, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale US Bank, N.A. s/b/m to The Leader Mortgage Company, LLC. was the highest bidder and best bidder, therefore, for the sum of \$91,696.97 and the same was then and there struck off to US 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, I, **Emily Kaye Courteau**, Substitute Trustee, for the consideration of \$91,696.97 do hereby convey the above-described property to US Bank, N.A. s/b/m to The Leader Mortgage Company, LLC.

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

gs/F05-1191

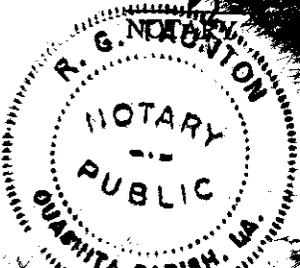
WITNESS MY SIGNATURE, this the 26th day of October 2005.


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 26th day of October, 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.



R.G. Taunton
16956
GRANTOR:
EMILY KAYE COURTEAU
2309 OLIVER RD.
MONROE, LA 71201
318-330-9020

AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

GRANTEE:

US Bank N.A. s/b/m to The Leader
Mortgage Company, LLC
4801 Frederica Street
Owensboro, KY 42301
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 3 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEES NOTICE OF SALE
STATE OF MISSISSIPPI
COUNTY OF DeSoto
WHEREAS, on the 8th day of October, 1999, Janie B. Ivy, 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 1156 at Page 453 and re-recorded in Book 1196 at Page 334; and
WHEREAS, on the 18th day of October, 1999, 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 2272 at Page 303; and
WHEREAS, on the 29th day of July, 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 2272 at Page 304; 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 26th day of October, 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 37, Section "A" Magnolia Lakes, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 59, Pages 1-4, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.
I will only convey such title as is vested in me as Substitute Trustee.
WITNESS MY SIGNATURE, this day September 26, 2005
Emily Kaye Courteau
SUBSTITUTE TRUSTEE
2306 OLIVER ROAD
MONROE, LA 71201
(318) 330-6020
cca/F05-1191
PUBLISH: 10-5-05/10-12-05/10-19-05

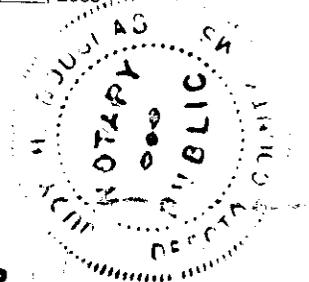
- Volume No. 110 on the 5 day of Oct., 2005
- Volume No. 110 on the 12 day of Oct., 2005
- Volume No. 110 on the 19 day of Oct., 2005
- Volume No. _____ on the _____ day of _____, 2005
- Volume No. _____ on the _____ day of _____, 2005

Diane Smith

Sworn to and subscribed before me, this 31 day of Oct., 2005

BY Juday A. 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. 2 subsequent insertions of 668 words @ .10 \$ 66.80
- C. Making proof of publication and depositing to same \$ 3.00

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