

SUBSTITUTE TRUSTEE'S DEED

INDEXING INSTRUCTIONS

Lot 121, Section B, Ross Pointe S/D, Section 2, Township 2 South, Range 8 West, DeSoto County, MS.

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 29th day of May, 1998, Jala A. Doty And Mary Ann Doty, Both Unmarried, executed and delivered a certain Deed of Trust unto E. Stephen White, Trustee for First National Mortgage Corp., 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 1003 at Page 0393; and

WHEREAS, on the 5th day of January, 2000, National City Mortgage Co. dba First National Mortgage Corporation, an Ohio Corporation, assigned said Deed of Trust unto The Leader Mortgage Company by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1182 at Page 0128; and

WHEREAS, on the 21st day of September, 2006 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 2568 at Page 82; 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 **November 21, 2006** 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 in 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 19th day of December, 2006, 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 at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, **Emily Kaye Courteau**, Substitute Trustee, did on the 19th day of December, 2006, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 121, Section B, Ross Pointe Subdivision, in Section 2, Township 2 South, Range 8 West, Desoto County, Mississippi, as shown on plat recorded in Plat Book 54, Pages 8 and 9, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale Hiram Agner was the highest bidder and best bidder, therefore, for the sum of \$91,462.82 and the same was then and there struck off to Hiram Agner 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 \$91,462.82 do hereby convey the above-described property to Hiram Agner.

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

wdd/F06-1227

WITNESS MY SIGNATURE, this the 26 day of December 2006.

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 26 day of December, 2006, the within named **Emily Kaye Courteau**, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

Michael Jedynak
NOTARY PUBLIC
NOTARY ID NO. 16479
OUACHITA PARISH
STATE OF LOUISIANA

AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:
Emily Kaye Courteau
2309 OLIVER RD.
MONROE, LA 71201
318-330-9020

GRANTEE:
Hiram Agner
5330 Hwy 301
Horn Lake, MS 38637
901-359-3808
662-781-0335

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 29th day of May, 1998, Jala A. Doty And Mary Ann Doty, Both Unmarried, executed and delivered a certain Deed of Trust unto E. Stephen White, Trustee for First National Mortgage Corp., 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 1003 at Page 0393; and

WHEREAS, on the 5th day of January, 2000, National City Mortgage Co. dba First National Mortgage Corporation, an Ohio Corporation, assigned said Deed of Trust unto The Leader Mortgage Company by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1162 at Page 0128; and

WHEREAS, on the 21st day of September, 2006, the Holder of said Deed of Trust, substituted ~~as Trustee~~ Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2568 at Page 82; 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 19th day of December, 2006, I will during legal hours, at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 121, Section B, Rose Pointe Subdivision, in Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi, as shown on plat recorded in Plat Book 54, Pages 8 and 9, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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

Volume No. 111 on the 28 day of Nov., 2006
 Volume No. 111 on the 5 day of Dec., 2006
 Volume No. 111 on the 12 day of Dec., 2006
 Volume No. _____ on the _____ day of _____, 2006
 Volume No. _____ on the _____ day of _____, 2006

Diane Smith

Sworn to and subscribed before me, this 12 day of Dec., 2006

BY *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 345 words @ .12 \$ 41.40
 B. 2 subsequent insertions of 690 words @ .10 \$ 69.00
 C. Making proof of publication and depositing to same \$ 3.00
 TOTAL PUBLISHER'S FEE: \$ 113.40

WITNESS MY SIGNATURE, this day November 21, 2006
 Emily Kaye Courteau
 SUBSTITUTE TRUSTEE
 2309 OLIVER ROAD
 MONROE, LA 71201
 (318) 330-9020
 wdd/F08-1227
 PUBLISH: 11-28-06 / 12-5-06 / 12-12-06