

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, on the 1<sup>st</sup> day of April, 2003, Mary Carolyn Rooke executed a Deed of Trust to Mary Austin Monteith, Trustee for the use and benefit of Louis M. Harmon and/or Teresa Tedford which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 1701, at Page 734 thereof; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Louis M. Harmon and/or Teresa Tedford, the legal holder of said indebtedness, having requested the undersigned Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in the DeSoto Times, a newspaper published in the City of Southaven, County of DeSoto, State of Mississippi, on the following dates, to-wit: January 15<sup>th</sup>, 22<sup>nd</sup>, and 29<sup>th</sup>, 2008, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 10<sup>th</sup> day of January, 2008, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto, Mississippi; and

WHEREAS, on the 5<sup>th</sup> day of February, 2008, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in Southaven, DeSoto County, Mississippi, to-wit:

Lot 241, Section A-1, Southaven Subdivision, located in Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 2, Pages 41-42 in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, the undersigned Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for Louis M. Harmon, bidding the sum of \$65,000.00 for all of the above-described property and said property was struck off to Louis M. Harmon, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of \$65,000.00, cash in hand paid, the receipt of which is hereby acknowledged, Mary Austin Monteith, TRUSTEE, does hereby sell and convey to Louis M. Harmon, all of the above-described property, conveying only such title as is vested in her as Trustee.

WITNESS MY SIGNATURE on this the 5<sup>th</sup> day of February, 2008.

*Mary Austin Monteith*  
Mary Austin Monteith  
TRUSTEE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Mary Austin Monteith, TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that she, as said Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF MY OFFICE on this the 5<sup>th</sup> day of February, 2008.

*Candace Corder*  
CANDACE CORDER  
NOTARY PUBLIC  
Commission Expires: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
DESOTO COUNTY

Grantor: 6928 Cobblestone Drive, Suite 100  
Southaven, MS 38672  
Phone: 662-890-7575

Grantee: 720 Dogwood Trail Cove  
Southaven, MS 38671  
Phone: 662-342-2264

*Austin*

561-08-0039

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# 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:

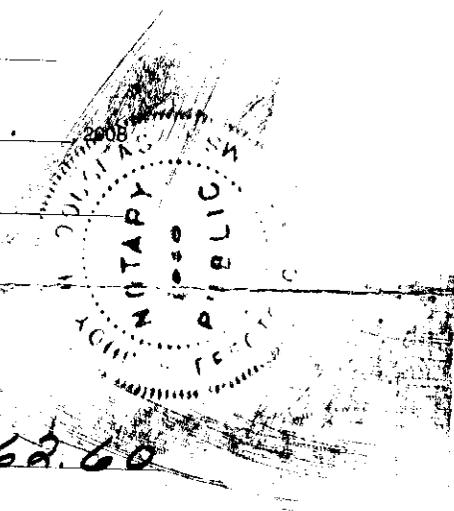
- Volume No. 113 on the 15 day of Jan., 2008
- Volume No. 113 on the 22 day of Jan., 2008
- Volume No. 113 on the 29 day of Jan., 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 29 day of Jan.

BY Juday 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 313 words @ .12 \$ 37.56
- B. 2 subsequent insertions of 626 words @ .10 \$ 62.60
- C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 103.16

**TRUSTEE'S NOTICE OF SALE**  
 WHEREAS, on April 1, 2008, Mary Carolyn Peck, executed a Deed of Trust to Mary Austin Monteith, as Trustee for the benefit of Louis M. Harmon and/or Teresa Tedford, which Deed of Trust is recorded in Trust Deed Book 1701, Page 734, in the office of the Chancery Clerk of DeSoto County, Mississippi; and WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the legal holder of said indebtedness, Louis M. Harmon and/or Teresa Tedford, having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust for the purpose of raising the funds due thereon, together with attorney's fees, trustee's fees and expenses of sale;

**NOW, THEREFORE, I, Mary Austin Monteith, Trustee in said Deed of Trust, will on the February 5, 2008, offer for sale and will sell at public outcry, to the highest bidder for cash, within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.) at the east front door of the County Courthouse in Hernando, DeSoto County, State of Mississippi, the following described property as follows:**  
 Lot 241, Section A-1, Southaven Subdivision, located in Section 14, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 2, Pages 41-42 in the office of the Chancery Clerk of DeSoto County, Mississippi.

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

WITNESS MY SIGNATURE this 9th day of January, 2008.  
 /s/Mary Austin Monteith  
 Mary Austin Monteith, Trustee

Prepared By:  
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