

Substitute Trustee's Deed
Indexing Instructions

Lot 60, Oakwood Park S/D, Sec. 8, Township 2 S, Range 6 W, DeSoto County, Ms.

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 1st day of July, 2004, William Dean Hoskin and Lucinda Renee Hoskin, husband and wife, executed and delivered a certain Deed of Trust unto Davis Law Firm PC, 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 2023 at Page 0229 and rerecorded in Book 2212 at Page 502; and

WHEREAS, on the 26th day of March, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto HSBC Mortgage Corporation USA, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2876 at Page 592; and

WHEREAS, on the 26th day of March, 2008 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 2876 at Page 593; 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 Substitute Trustee's Notice of Sale, dated April 7, 2008 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 6th day of May, 2008, 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 6th day of May, 2008, 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 60, Oakwood Park Subdivision, in Section 8, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 68, Pages 4-7, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale HSBC Mortgage Corporation USA was the highest bidder and best bidder, therefore, for the sum of \$198,364.49 and the same was then and there struck off to HSBC Mortgage Corporation USA 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 \$198,364.49 do hereby convey the above-described property to HSBC Mortgage Corporation USA.

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

*Miss
more
2/1*

bb/F08-0931

WITNESS MY SIGNATURE, this the 12th day of May, 2008.

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 12th day of May, 2008, 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.

NOTARY

AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

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

Ron D. Gordon
Notary No. 61577
Notary Public, Ouachita Parish, LA
My Commission Expires at Death

GRANTEE:
HSBC Mortgage Corporation USA
2929 Walden Avenue
Depew, NY 14043
716-651-6754



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 Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF Desoto

WHEREAS, on the 1st day of July, 2004, William Dean Hoskin and Lucinda Renee Hoskin, husband and wife, executed and delivered a certain Deed of Trust unto Davis Law Firm PC, 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 2023 at Page 0229 and rerecorded in Book 2212 at Page 502; and

WHEREAS, on the 26th day of March, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto HSBC Mortgage Corporation USA, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2876 at Page 582; and

WHEREAS, on the 26th day of March, 2008, 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 2876 at Page 583; 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 6th day of May, 2008, 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 60, Oakwood Park Subdivision, in Section 8, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 68, Pages 4-7, 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 April 7, 2008
Emily Kaye Courteau
Substitute Trustee
2308 OLIVER ROAD
MONROE, LA 71201
(318) 330-8920
66/F08-0931
PUBLISH: 4-15-2008, 4-22-2008, 4-29-2008

Volume No. 113 on the 15 day of April, 2008

Volume No. 113 on the 22 day of April, 2008

Volume No. 113 on the 29 day of April, 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 April, 2008

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 341 words @ .12 \$ 40.92
B. 2 subsequent insertions of 682 words @ .10 \$ 68.20
C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 112.12

