

Prepared by:
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Emily Kaye Courteau Bar# 100570

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GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
U.S.Bank, NA s/b/m to The Leader Mortgage Company, LLC fka The Leader Mortgage Company
PO Box 20005
Owensboro, KY 42301
877-334-6453

**Substitute Trustee's Deed
Indexing Instructions**

Lot 247, Sec D, Ross Pointe PUD, Sec 1, T-2-S, R-8-W, Plat Bk 58, pages 46-47, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 12th day of February, 1999 and acknowledged on the 12th day of February, 1999, Martha A Lord, a single woman, 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 1084 at Page 114; and

WHEREAS, on the 3rd day of March, 1999, National City Mortgage Co. dba First National Mortgage Corp, assigned said Deed of Trust unto The Leader Mortgage Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1109 at Page 603 and rerecorded in Book 1119 at Page 162; and

WHEREAS, on the 30th day of October, 2009, 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 3099 at Page 478; 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 November 10, 2009 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 DeSoto Times-Tribune 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 8th day of December, 2009, 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 of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 8th day of December, 2009, 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 of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 247, Section D, Ross Pointe PUD, located in Section 1 Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 58, Pages 46-47, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale U.S.Bank, NA s/b/m to The Leader Mortgage Company, LLC fka The Leader Mortgage Company was the highest bidder and best bidder, therefore, for the sum of \$76,530.78 and the same was then and there struck off to U.S.Bank, NA s/b/m to The Leader Mortgage Company, LLC fka The Leader Mortgage Company and it was declared the purchaser thereof; and

F09-3119

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 \$76,530.78 do hereby convey the above-described property to U.S.Bank, NA s/b/m to The Leader Mortgage Company, LLC fka The Leader Mortgage Company.

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

sw/F09-3119

WITNESS MY SIGNATURE, this the 14 day of December, 2009.

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 14 day of December, 2009, 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.

AT DEATH
MY COMMISSION EXPIRES

 MICHAEL JEDYNAK
NOTARY PUBLIC
NOTARY ID NO. 16479
OUACHITA PARISH
STATE OF LOUISIANA

DESOTO TIMES-TRIBUNE

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-Tribune, 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 12th day of February, 1999 and acknowledged on the 12th day of February, 1999, Martha A Lord, a single woman, 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 1084 at Page 114; and

WHEREAS, on the 3rd day of March, 1999, National City Mortgage Co. dba First National Mortgage Corp, assigned said Deed of Trust unto The Leader Mortgage Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1109 at Page 603 and rerecorded in Book 1119 at Page 162; and

WHEREAS, on the 30th day of October, 2009, 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 3099 at Page 478; 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 8th day of December, 2009, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South 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 247, Section D, Rose Pointe PUD, located in Section 1 Township 2 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 58, Pages 46-47, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

- Volume No. 114 on the 17 day of Nov., 2009
- Volume No. 114 on the 24 day of Nov., 2009
- Volume No. 114 on the 1 day of Dec., 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

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

WITNESS MY SIGNATURE, this day November 10, 2009

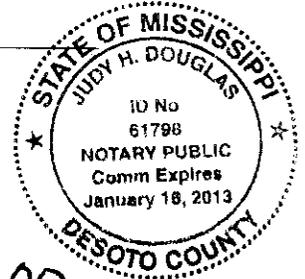
Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
sw/F08-3119
PUBLISH: 11-17-09/11-24-09/
12-1-09

Diane Smith

Sworn to and subscribed before me, this 1 day of Dec., 2009

BY Judy Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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