

Prepared by:
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**Substitute Trustee's Deed
Indexing Instructions**

Lot 68, Final Plat Division of Lot 8 Bailey Station PUD, Sec. 28, T-1-S, R-8-W, DeSoto County, MS in Plat Bk 77
Pg 38

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
U.S. Bank N.A. s/b/m to The Leader Mortgage Company, LLC f/k/a The Leader Mortgage Company
PO Box 20005
Owensboro, KY 42301
877-334-6453

WHEREAS, on the 28th day of March, 2003 and acknowledged on the 28th day of March, 2003, Nicole R Downs AKA Nicol R Downs, A Single Person, executed and delivered a certain Deed of Trust unto Ashley Roach, Trustee for National City Mortgage Co., 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 1691 at Page 112; and

WHEREAS, on the 9th day of April, 2003, National City Mortgage Co., assigned said Deed of Trust unto The Leader Mortgage Company by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1746 at Page 0031; and

WHEREAS, on the 4th day of June, 2010, 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 DK T Book 3175 at Page 169; 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 June 11, 2010 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 6th day of July, 2010, 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 6th day of July, 2010, 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 68, Final Plat Division of Lot 8 Bailey Station PUD, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 77, Page 38, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale U.S. Bank N.A. s/b/m to The Leader Mortgage Company, LLC f/k/a The Leader Mortgage Company was the highest bidder and best bidder, therefore, for the sum of \$88,311.26 and the same was then and
F10-1539

there struck off to U.S. Bank N.A. s/b/m to The Leader Mortgage Company, LLC f/k/a The Leader Mortgage Company 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 \$88,311.26 do hereby convey the above-described property to U.S. Bank N.A. s/b/m to The Leader Mortgage Company, LLC f/k/a The Leader Mortgage Company.

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

hlc/F10-1539

WITNESS MY SIGNATURE, this the 9 day of July, 2010.



Emily Kaye Courteau, Substitute Trustee

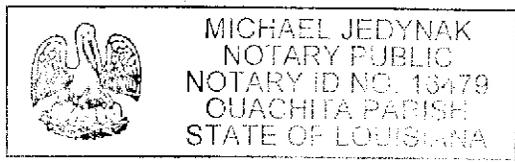
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 9 day of July, 2010, 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



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 28th day of March, 2003 and acknowledged on the 28th day of March, 2003, Nicole R Downs AKA Nicol R Downs, A Single Person, executed and delivered a certain Deed of Trust unto Ashley Roach, Trustee for National City Mortgage Co., 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 1691 at Page 112; and

WHEREAS, on the 9th day of April, 2003, National City Mortgage Co., assigned said Deed of Trust unto The Leader Mortgage Company by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1746 at Page 0031; and

WHEREAS, on the 4th day of June, 2010, 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 3175 at Page 108; 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 July, 2010, 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 68, Final Plat Division of Lot 8 Bailey Station PLD, in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 77, Page 38, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Volume No. 115 on the 15 day of June, 2010
Volume No. 115 on the 22 day of June, 2010
Volume No. 115 on the 29 day of June, 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010
Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 29 day of June, 2010

BY Judy H. Douglas

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



A. Single first insertion of 356 words @ .12 \$ 42.72
B. 2 subsequent insertions of 712 words @ .10 \$ 71.20

I will only convey such title as is vested in me as Substitute Trustee publication and depositing to same \$ 3.00

WITNESS MY SIGNATURE, this day June 11, 2010 FEE: \$ 116.92

Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
hic/F10-1539