

1/14/11 10:16:52
DK W BK 650 PG 383
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020
Emily Kaye Courteau Bar# 100570

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2309 Oliver Road
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**Substitute Trustee's Deed
Indexing Instructions**
Part of NE1/4 of NW 1/4, Sec. 1, T 3, R 7 W, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
Federal National Mortgage Association c/o
Reverse Mortgage Solutions, INC
2727 Springs Creek Drive
Spring, TX 77373
281-404-7800

WHEREAS, on the 29th day of September, 2008, and acknowledged on the 29th day of September, 2008, Bessie L. Lee, a married woman, joined herein by Larry W. Lee, executed and delivered a certain Deed of Trust unto Paradise Settlement Services, Trustee for World Alliance Financial 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 2965 at Page 35; and

WHEREAS, on the 11th day of July, 2010, World Alliance Financial Corp, assigned said Deed of Trust unto Reverse Mortgage Solutions, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3197 at Page 285; and

WHEREAS, on the 25th day of October, 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 3233 at Page 104; 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 December 8, 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 4th day of January, 2011, 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 4th day of January, 2011, 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:

One (1) acre, in the shape of a square, situated in the Northeast Quarter of the Northwest Quarter of Section One (1), Township Three (3), Range Seven (7) West, and more particularly described by metes and bounds as follows, to-wit:
Beginning at an iron pin on the South right-of-way of Byhalia Road, said pin being 1273 feet West of the East line of the Northwest Quarter of said Section One (1); thence at an interior angle of 89 degrees 45 minutes South 208.71 feet to an iron pin; thence East and parallel to said right of way 208.71 feet to an iron pin; thence North at an interior angle of 89 degrees 45 minutes 208.71 feet to a point in the South right of way of said road; thence West along said right of way 208.71 feet to the point of beginning and containing One (1) acre, and as said lands are shown by revised plat and description of J.E. Lauderdale, C.E., dated February 11, 1976.

WHEREAS, at said sale Reverse Mortgage Solutions, INC was the highest bidder and best bidder, therefore, for the sum of \$118,905.69 and the same was then and there struck off to Reverse Mortgage Solutions, INC 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

WHEREAS, Reverse Mortgage Solutions, INC, has requested transfer and assignment of its bid to Federal National Mortgage Association and has authorized the undersigned to convey the property described above to Federal National Mortgage Association and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Reverse Mortgage Solutions, INC, as the highest and best bidder to Federal National Mortgage Association, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Federal National Mortgage Association the land and property herein described.

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

DMM/F10-2757

WITNESS MY SIGNATURE, this the 14th day of January, 2011.

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 14th day of January, 2011, 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

 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 29th day of September, 2008, and acknowledged on the 29th day of September, 2008, Bessie L. Lee, a married woman, joined herein by Larry W. Lee, executed and delivered a certain Deed of Trust unto Paradise Settlement Services, Trustee for World Alliance Financial 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 2965 at Page 35; and

WHEREAS, on the 11th day of July, 2010, World Alliance Financial Corp. assigned said Deed of Trust unto Reverse Mortgage Solutions, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3197 at Page 285; and

WHEREAS, on the 25th day of October, 2010, the Holder of said Deed of Trust substituted and appointed Emily Kays Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3293 at Page 104; and

WHEREAS, in 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 4th day of January, 2011, 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:

One (1) acre, in the shape of a square, situated in the Northeast Quarter of the Northwest Quarter of Section One (1), Township Three (3), Range Seven (7) West, and more particularly described by metes and bounds as follows, to-wit:

- Volume No. 115 on the 14 day of Dec., 2010
- Volume No. 115 on the 21 day of Dec., 2010
- Volume No. 115 on the 28 day of Dec., 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010

Diane Smith

to the point of beginning and containing One (1) acre, and as said lands are shown by revised plat and description of J.E. Lauderdale, C.E., dated February 11, 1976.

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

WITNESS MY SIGNATURE, this 8th day of December, 2010.

Emily Kays Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
DMM/F10-2757

P U B L I S H :
12.14.10/12.21.10/12.28.10

Sworn to and subscribed before me, this 28 day of Dec., 2010

BY *Judith 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 483 words @ .12 \$ 57.96
 - B. 2 subsequent insertions of 966 words @ .10 \$ 96.60
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 157.56

Beginning at an Iron pin on the South right-of-way of Byhalla Road, said pin being 1273 feet West of the East line of the Northwest Quarter of said Section One (1); thence at an interior angle of 89 degrees 45 minutes South 208.71 feet to an iron pin; thence East and parallel to said right of way 208.71 feet to an interior angle of 89 degrees 45 minutes North at an interior angle of 89 degrees 45 minutes 208.71 feet to a point in the South right of way of said road; thence West along said right of way 208.71 feet