

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

*3rd  
Party*

Return To:  
Morris & Associates  
2309 Oliver Road  
Monroe, Louisiana 71201  
Telephone: 318-330-9020

**SUBSTITUTION OF TRUSTEE**

Lot 94, Phase II, Trinity Lakes PUD, located in Sec. 12, T2S, R8W, Plat Book 84, Page 12, DeSoto Co., MS.

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

Grantor:  
Wells Fargo Bank, N. A.  
7495 New Horizon Way  
Frederick, MD 21703  
800-662-3806

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

WHEREAS, on the 12th day of February, 2007 and acknowledged on the 12th day of February, 2007, Richard Staggs and Karri Ann Bunn-Holley Staggs a/k/a Karri Ann Bunn-Holley, Husband and Wife executed a Deed of Trust to Thomas R. Hudson, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc. beneficiary, 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 Record at Book 2,662 at Page 254 and

WHEREAS, the undersigned is the present holder and beneficiary of the Deed of Trust referenced to above; and

WHEREAS, under the terms of said Deed of Trust, the beneficiary or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

NOW, THEREFORE, the undersigned holder of said Deed of Trust does hereby appoint and substitute Emily Kaye Courteau, as Trustee, the said Emily Kaye Courteau, to have all rights, powers and privileges granted the Trustee in said Deed of Trust.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid to convey title to said Foreclosed property to the SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, or the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, or whosoever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested the transfer of its bid to Grantee (s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor or the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute the same.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officers on this 21<sup>st</sup> day of July 2010

Wells Fargo Bank, N. A.

Xee Moua  
Xee Moua, Vice President of Loan Documentation

STATE OF South Carolina  
COUNTY OF York

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Xee Moua known personally to me to be the Vice President of Loan Documentation of the within named Wells Fargo Bank, N. A. and that (s) he executed and delivered the within and foregoing instrument on the day and year therein mentioned for and on behalf of said corporation, and as its own act and deed for the purposes therein mentioned, having been first duly authorized so to do.

WITNESS my signature and official seal on this, the 21<sup>st</sup> day of July 2010

Mary J Tramble  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



