

**SUBSTITUTE TRUSTEE'S DEED
INDEXING INSTRUCTIONS**

Lot 17, The Park at Pigeon Roost, Sec. 34, T-1-S, R-6-W, Desoto Co., MS.

**STATE OF MISSISSIPPI
COUNTY OF Desoto**

WHEREAS, on the 21st day of November, 2003, John A. Wallace, A married person joined herein by Shiena Wallace, executed and delivered a certain Deed of Trust unto Wells Fargo Escrow Co., LLC., Trustee for Wells Fargo Home Mortgage, 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 1883 at Page 515; and

WHEREAS, on the 27th day of July, 2004, 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 2038 at Page 157; 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 Substituted Trustee's Notice of Sale, dated the 1st day of September, 2004, 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 Desoto County Courthouse and by publishing said Notice in the DeSoto Times Today for four (4) 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 13th day of October, 2004, 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 of the Desoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 13th day of October, 2004, within legal hours, offer for sale and did sell, to the highest bidder for cash at the east front door of the Desoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 17, The Park at Pigeon Roost, situated in Section 34, Township 1 South, Range 6 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 77, Pages 14-15, in the Chancery Clerk's office of Desoto County, Mississippi.

WHEREAS, at said sale **Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc.** was the highest bidder and best bidder, therefore, for the sum of \$139,737.47 and the same was then and there struck off to **Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, 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

NOW, THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$139,737.47 do hereby convey the above-described property to **Wells Fargo Bank, NA successor by merger to Wells Fargo Home Mortgage, Inc.**

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

KB/F04-1179

STATE MS. - DESOTO CO. SS
SS

Oct 19 10 02 AM '04

484 PG 472
CH. CLK.

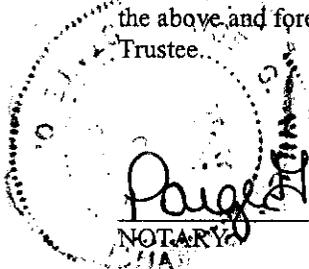
WITNESS MY SIGNATURE, this the 13th day of October 2004.

Emily Kaye Courteau
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 13th day of October, 2004, the within named EMILY KAYE COURTEAU, Substitute Trustee, who acknowledged that he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



Paige Williams
NOTARY PUBLIC
STATE OF LOUISIANA

AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:

2309 OLIVER RD.
MONROE, LA 71201
318-330-9020

GRANTEE:

Wells Fargo Bank, NA successor by merger
to Wells Fargo Home Mortgage, Inc.
7495 New Horizon Way
Frederick, MD 21703
301-696-7900

THIS DOCUMENT WAS PREPARED BY:

EMILY KAYE COURTEAU
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 4 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE
 STATE OF MISSISSIPPI
 COUNTY OF Desoto
 WHEREAS, on the 21st day of November, 2004, John A. Wallace, American person, joined herein by Shelia Wallace, executed and delivered a certain Deed of Trust unto Wells Fargo Escrow Co., LLC, Trustee for Wells Fargo Home Mortgage, 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 1883 at Page 515; and
 WHEREAS, on the 27th day of July, 2004, the Holder of said Deed of Trust substituted and appointed Emily Kaya Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2036 at Page 152; 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 13th day of October, 2004, I will during legal hours, at public outcry, offer for sale and will sell, at the east front door 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 17, The Park at Pigeon Roost, situated in Section 34, Township 1 South, Range 6 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 77, Pages 14-15, in the Chancery Clerk's office of Desoto County, Mississippi.
 I will only convey such title as is vested in me as Substitute Trustee.
 WITNESS MY SIGNATURE, this 1st day of September, 2004.
EMILY KAYE COURTEAU
 SUBSTITUTE TRUSTEE
 2309 OLIVER ROAD
 MONROE, LA 71201
 (318) 330-8020
 KB/P04-1179
 PUBLISH: 9-15-04/ 9-22-04/ 9-29-04/ 10-6-04

- Volume No. 109 on the 15 day of Sept., 2004
- Volume No. 109 on the 22 day of Sept., 2004
- Volume No. 109 on the 29 day of Sept., 2004
- Volume No. 109 on the 6 day of Oct., 2004
- Volume No. _____ on the _____ day of _____, 2004

Diane Smith

Sworn to and subscribed before me this 6 day of Oct., 2004

Judy N. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2005
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



A. Single first insertion of 295 words @ .12 \$ 35.40
 B. 3 subsequent insertions of 885 words @ .10 \$ 88.50
 C. Making proof of publication and depositing to same \$ 3.00
TOTAL PUBLISHER'S FEE: \$ 126.90