

**Substitute Trustee's Deed**

**Indexing Instructions**

Lot 79, College Park, Phase 2, Sec 11, T-2-S, R-6-W, Desoto Co., MS  
*To correct & rerecord in Book 598 at Page 608 to reflect corrected legal description*

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 21st day of February, 2005, Charles D Parks and Carol A Parks, a married couple, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Mortgage Electronic Registration Systems, 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 2168 at Page 184; and

WHEREAS, on the 6th day of October, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2954 at Page 426; and

WHEREAS, on the 13th day of October, 2008 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 2956 at Page 498; 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 October 20, 2008 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 The DeSoto Times Today 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 25th day of November, 2008, 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 at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 25th day of November, 2008, 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 at Hernando, Mississippi the following described real property, to-wit:

Lot 79, College Park Subdivision<sup>\*</sup>, in Section 11, Township 2 South, Range 6 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 85, Page 18, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$149,821.00 and the same was then and there struck off to Wells Fargo Bank, NA 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, Wells Fargo Bank, NA, has requested transfer and assignment of its bid to Secretary of Veterans Affairs, an Officer of the United States of America and has authorized the undersigned to convey the property described above to Secretary of Veterans Affairs, an Officer of the United States of America and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Wells Fargo Bank, NA, as the highest and best bidder to Secretary of Veterans Affairs, an Officer of the United States of America, 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 Secretary of Veterans Affairs, an Officer of the United States of America the land and property herein described.

\* Phase 2

*W.E. Davis  
Clerk  
3d*

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

sdr/F08-2907

WITNESS MY SIGNATURE, this the 2<sup>nd</sup> day of December, 2008.



\_\_\_\_\_  
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 2<sup>nd</sup> day of December, 2008, 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

ADDRESSES:

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

Ron D. Gordon  
Notary No. 61577  
Notary Public, Ouachita Parish, LA  
My Commission Expires at Death



GRANTEE:

Secretary of Veterans Affairs, an Officer of the United States of America  
P. O. Box 1437  
St. Petersburg, FL 33731  
727-319-7200

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES  
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-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 21st day of February, 2005, Charles D Parks and Carol A Parks, a married couple, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Mortgage Electronic Registration Systems, 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 2168 at Page 184; and  
WHEREAS, on the 6th day of October, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, NA, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2954 at Page 428; and  
WHEREAS, on the 13th day of October, 2008, 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 2956 at Page 498; 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 25th day of November, 2008, 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 at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:  
Lot 79, College Park Subdivision, in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 85, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi.  
I will only convey such title as is vested in me as Substitute Trustee

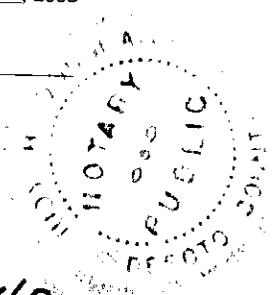
- Volume No. 113 on the 4 day of Nov., 2008
- Volume No. 113 on the 11 day of Nov., 2008
- Volume No. 113 on the 18 day of Nov., 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 18 day of Nov., 2008

BY Judy A. Cuevas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 342 words @ .12 \$ 41.04
  - B. 2 subsequent insertions of 684 words @ .10 \$ 68.40
  - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 112.44

WITNESS MY SIGNATURE, this day October 20, 2008  
Emily Kaye Courteau  
Substitute Trustee  
2308 Oliver Road  
Monroe, LA 71201  
(318) 330-8080  
edr/08-2807  
PUBLISH: 11-4-08 / 11-11-08 / 11-18-08

reet - On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229