

Prepared by:
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Emily Kaye Courteau Bar# 100570

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Dawley* Return To:
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GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Wells Fargo Financial Mississippi 2, Inc
7495 New Horizon Way
Frederick, MD 21703
800-662-3806

**Substitute Trustee's Deed
Indexing Instructions**
NE 1/4 of Section 15, T 2 S, R 8 W, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 16th day of March, 2006 and acknowledged on the 16th day of March, 2006, Anthony Q. Holman and wife Doris S. Holman, as Tenants by the Entirety, executed and delivered a certain Deed of Trust unto Bryan P. Griffin, Trustee for Wells Fargo Financial Mississippi 2, 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 2434 at Page 622; and

WHEREAS, on the 5th day of August, 2009 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 3067 at Page 675; 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 August 17, 2009 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 15th day of September, 2009, 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 15th day of September, 2009, 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:

The following described real estate, situated and being in the County of DeSoto State of Mississippi, to wit:

4 acres, more or less, in the Northeast Quarter of Section 15, Township 2 South, Range 8 West, described as beginning at the Northeast corner of the West half of the Northeast Quarter of the Northeast Quarter of said Section 15; thence South 835 feet to a point; thence West 208.7 feet to a point; thence North 835 feet to the Section line; thence East 208.7 feet to the Point of Beginning, subject to the right-of-way of Austin Road on the North side. Less and Except that property conveyed to Desoto County in Book 160, Page 494, in the clerk's office of Desoto County, Mississippi.

F09-2167

Being the property conveyed in Warranty Deed from Joyce A. Fields, Unmarried to Anthony Q. Holman and wife, Doris S. Holman, dated 05/26/2004, recorded 06/10/2004, in Deed Book 474, Page 266, in the Clerk of Chancery Court for Desoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Financial Mississippi 2, Inc was the highest bidder and best bidder, therefore, for the sum of \$278,000.00 and the same was then and there struck off to Wells Fargo Financial Mississippi 2, 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 \$278,000.00 do hereby convey the above-described property to Wells Fargo Financial Mississippi 2, Inc.

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

sdr/F09-2167

WITNESS MY SIGNATURE, this the 21 day of Sept, 2009.

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 21 day of Sept, 2009, 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.

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 16th day of March, 2006 and acknowledged on the 16th day of March, 2006, Anthony Q. Holman and wife Doris S. Holman, as Tenants by the Entirety, executed and delivered a certain Deed of Trust unto Bryan P. Griffin, Trustee for Wells Fargo Financial Mississippi 2, 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 2434 at Page 622; and

WHEREAS, on the 5th day of August, 2009, 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 3067 at Page 675; 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 15th day of September, 2009, 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:

The following described real estate, situated and being in the County of DeSoto State of Mississippi, to-wit:

4 acres, more or less, in the Northeast Quarter of Section 15, Township 2 South, Range 8 West, described as beginning at the Northeast corner of the West half of the Northeast Quarter of said Section 15; thence South 835 feet to a point; thence West 208.7 feet to a point; thence North 835 feet to the Section line; thence East 208.7 feet to the Point of Beginning, subject to the right-of-way of Austin Road on the North side. Less and Except that property conveyed to Desoto County in Book 160, Page 494, in the clerk's office of Desoto County, Mississippi.

- Volume No. 114 on the 25 day of Aug., 2009
- Volume No. 114 on the 1 day of Sept., 2009
- Volume No. 114 on the 8 day of Sept., 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

Being the property conveyed in Warranty Deed from Joyce A. Fields, Unmarried to Anthony Q. Holman and wife, Doris S. Holman, dated 05/26/2004, recorded 06/10/2004, in Deed Book 474, Page 266, in the Clerk of Chancery Court for Desoto County, Mississippi.
I will only convey such title as is vested in me as Substitute Trustee
WITNESS MY SIGNATURE.
This day August 17, 2009
Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
sdr/F09-2167
PUBLISH: 8-25-09 / 9-1-09 / 9-8-09

Diane Smith

Sworn to and subscribed before me, this 8 day of Sept., 2009

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 445 words @ .12 \$ 53.40
 - B. 2 subsequent insertions of 890 words @ .10 \$ 89.00
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 145.40

Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229