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Emily Kaye Courteau Bar# 100570

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*ADJ
DOWEY*

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

GRANTEE:
Wells Fargo Bank, NA
7495 New Horizon Way
Frederick, MD 21703
800-662-3806

**Substitute Trustee's Deed
Indexing Instructions**

Lot 1924, Section H, Southaven West S/D, in Section 22, T 1 S, R 8 W, Plat Book 3 Page 35, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 25th day of March, 2004 and acknowledged on the 25th day of March, 2004, Patrick E. Pierce and Darlene Dubey Pierce, Husband and Wife, executed and delivered a certain Deed of Trust unto Don Harell, 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 1989 at Page 287; and

WHEREAS, on the 15th day of July, 2009, 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 3057 at Page 179; and

WHEREAS, on the 15th day of July, 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 3058 at Page 468; 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 September 10, 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 20th day of October, 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 20th day of October, 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:

Lot 1924, Section "H", Southaven West Subdivision, located in Section 22, Township 1 South, Range 8 West, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi. Recorded in Plat Book 3 at Page 35, reference to which is hereby made in aid of and as a part of this description. Property acquired by warranty deed dated September 14, 1998 and recorded in the conveyance records at Book 339, Page 738 of DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$74,264.29 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

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$74,264.29 do hereby convey the above-described property to Wells Fargo Bank, NA.

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

sw/F09-2012

WITNESS MY SIGNATURE, this the 22 day of October, 2009.

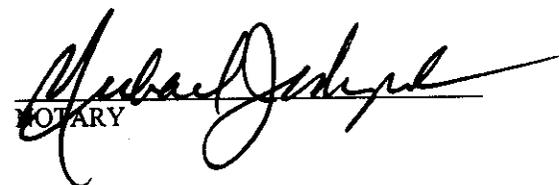


Emily Kaye Courteau, Substitute Trustee

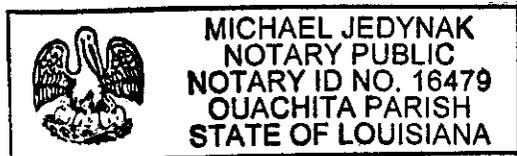
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 22 day of October, 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.


NOTARY

AT DEATH
MY COMMISSION EXPIRES



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 25th day of March, 2004 and acknowledged on the 25th day of March, 2004, Patrick E. Pierce and Darlene Dubey Pierce, Husband and Wife, executed and delivered a certain Deed of Trust unto Don Hareli, 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 1989 at Page 287; and

WHEREAS, on the 15th day of July, 2009, 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 3057 at Page 179; and

WHEREAS, on the 15th day of July, 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 3058 at Page 468; 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 20th day of October, 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:

Lot 1924, Section "H", Southaven West Subdivision, located in Section 22, Township 1 South, Range 8 West, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi. Recorded in Plat Book 3 at Page 35, reference to which is hereby made in aid of and as a part of this description. Property

- Volume No. 114 on the 29 day of Sept., 2009
- Volume No. 114 on the 6 day of Oct., 2009
- Volume No. 114 on the 13 day of Oct., 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

acquired by warranty deed dated September 14, 1998 and recorded in the conveyance records at Book 339, Page 738 of DeSoto County, Mississippi.

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

WITNESS MY SIGNATURE, this day September 10, 2009

Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-9020
sw/F09-2012

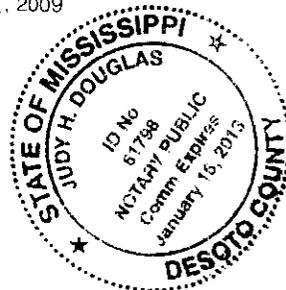
PUBLISH: 9-29-09/ 10-6-09/ 10-13-09

Diane Smith

Sworn to and subscribed before me, this 13 day of Oct., 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 405 words @ .12 \$ 48.60
 - B. 2 subsequent insertions of 810 words @ .10 \$ 81.00
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 132.60

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