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

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Rouxy*

Return To:
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2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020

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

GRANTEE:
Timothy & Sarah Marsh
1176 Pocketwatch Dr
Hernando, MS 38632
901-647-5776 *NA*

**Substitute Trustee's Deed
Indexing Instructions**

Lot 1316, Sec 'C', DeSoto Village S/D, Sec 33, T-1-S, R-8-W, Plat Book 10, Pages 3-8, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 22nd day of September, 2004 and acknowledged on the 22nd day of September, 2004, Walter Cardona and Maria G Cardona aka Marie G Cardona, husband and wife, executed and delivered a certain Deed of Trust unto Accurate Title and Escrow, Trustee for Argent Mortgage Company, LLC, 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 2087 at Page 478; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to US Bank, National Association as Trustee, as successor trustee to Wachovia Bank, N.A. Pooling and Servicing Agreement dated as of November 1, 2004. Asset-Backed Pass-Through Certificates Series 2004-WWF1 by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3063 at Page 228; and

WHEREAS, on the 27th 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 3063 at Page 232; 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, 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 17th day of November, 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 17th day of November, 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 1316, Section "C", DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 10, Pages 3-8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Ruby D. Doctor, a single person, by Warranty Deed, from Teresa A. England, f/k/a Teresa A. Anderson, and husband, Edward R. England, dated 4/24/1997, filed in Book 315, Page 405, said Register's office.

F09-1477

Also being the same property conveyed to J. Gary Massey, by Substitution of Trustee, from Cimarron Mortgage Company, dated 3/4/2003, filed in Book 1677, Page 0492, said Register's office.

Also being the same property conveyed to Cimarron Mortgage Company, by Substituted Trustees Deed, from J. Gray Massey, Substituted Trustee, dated 4/23/2003, filed in Book 0442, Page 0502, said Register's Office.

Also being the same property conveyed to the Secretary of the Department of Housing and Urban Development, by Warranty Deed, from Cimarron Mortgage Company, dated 5/1/2003, filed in Book 0452, Page 0012, said Register's Office.

Also being the same property conveyed to Walter Cardona, by Special Warranty Deed, from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., dated 10/21/2003, filed in Book 0461, page 0481, said Register's Office.

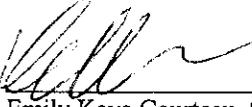
WHEREAS, at said sale Timothy & Sarah Marsh was the highest bidder and best bidder, therefore, for the sum of \$32,001.00 and the same was then and there struck off to Timothy & Sarah Marsh and it was declared the purchaser thereof; and

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 \$32,001.00 do hereby convey the above-described property to Timothy & Sarah Marsh.

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

WITNESS MY SIGNATURE, this the 18th day of December, 2009.

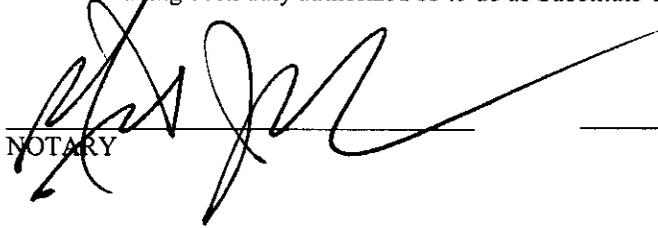


Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

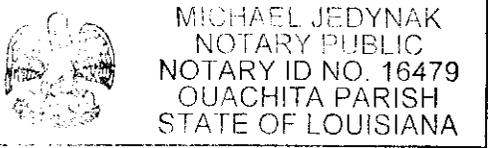
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 18th day of December, 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



107.00 009 00 0 00

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 22nd day of September, 2004 and acknowledged on the 22nd day of September, 2004, Walter Cardona and Maria G Cardona aka Marie G Cardona, husband and wife, executed and delivered a certain Deed of Trust unto Accurate Title and Escrow, Trustee for Argent Mortgage Company, LLC, 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 2087 at Page 478; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to US Bank, National Association as Trustee, as successor trustee to Wachovia Bank, N.A. Pooling and Servicing Agreement dated as of November 1, 2004, Asset-Backed Pass-Through Certificates Series 2004-WWF1 by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3063 at Page 228; and

WHEREAS, on the 27th 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 3063 at Page 232; 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 17th day of November, 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 1316, Section "C", DeSoto Village Subdivision, in Section 33, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 10, Pages 3-8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

- Volume No. 114 on the 27 day of Oct., 2009
- Volume No. 114 on the 3 day of Nov., 2009
- Volume No. 114 on the 10 day of Nov., 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 10 day of Nov.

BY Judy 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 549 words @ .12 \$ 65.88
 - B. 2 subsequent insertions of 1098 words @ .10 \$ 109.80
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 178.68

Being the same property conveyed to Ruby D. Doctor, a single person, by Warranty Deed, from Theres A. England, Mrs Theres A. Anderson, and husband, Edward R. England, dated 4/24/1997, filed in Book 315, Page 405, said Register's office.

Also being the same property conveyed to J. Gary Massey, by Substitution of Trustee, from Cimarron Mortgage Company, dated 3/4/2003, filed in Book 1677, Page 0482, said Register's office.

Also being the same property conveyed to Cimarron Mortgage Company, by Substituted Trustee Deed, from J. Gray Massey, Substituted Trustee, dated 4/23/2003, filed in Book 0442, Page 0502, said Register's Office.

Also being the same property conveyed to the Secretary of the Department of Housing and Urban Development, by Warranty Deed, from Cimarron Mortgage Company, dated 5/1/2003, filed in Book 0482, Page 0012, said Register's Office.

Also being the same property conveyed to Walter Carbons, by Special Warranty Deed, from Alphonse Jackson, Secretary of Housing and Urban Development of Washington, D.C., dated 10/21/2003, filed in Book 0481, page 0481, said Register's Office.

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

WITNESS MY SIGNATURE,
this day October 20, 2009

Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Monroe, LA 71201
(318) 330-6080

hp/F09-1477
PUBLISH: 10-27-09/ 11-3-09/
11-10-09

RECEIVED

BY:.....