

Prepared by:
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2309 Oliver Road
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Emily Kaye Courteau Bar# 100570

*Fed
Waverly*

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

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

GRANTEE:
Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc.
7495 New Horizon Way
Frederick, MD 21703
800-662-3806

**Substitute Trustee's Deed
Indexing Instructions**

Lot 3043, Section O, Southaven West S/D, Sec 23 and 26, T1S, R8W, Plat Book 5, pages 12-13, DeSoto County, MS.

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 29th day of July, 1999 and acknowledged on the 29th day of July, 1999, Jason S Glover, a single person and Amanda K Smith, a single person, executed and delivered a certain Deed of Trust unto Norwest Escrow Company, LLC, Trustee for Norwest 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 1138 at Page 304; and

WHEREAS, on the 18th day of August, 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 2940 at Page 391; 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 December 11, 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 12th day of January, 2010, 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 12th day of January, 2010, 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 3043, Section "O", Southaven West Subdivision, in Section 23 and 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 5, Pages 12-13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc. was the highest bidder and best bidder, therefore, for the sum of \$75,286.58 and the same was then and there struck off to Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc. and it was declared the purchaser thereof; and

MF02-1802

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 \$75,286.58 do hereby convey the above-described property to Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc.

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

sw/MF02-1802

WITNESS MY SIGNATURE, this the 21 day of January, 2010.

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 January, 2010, 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

MF02-1802

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 29th day of July, 1999 and acknowledged on the 29th day of July, 1999, Jason S Glover, a single person and Amanda K Smith, a single person, executed and delivered a certain Deed of Trust unto Norwest Escrow Company, L.L.C. Trustee for Norwest 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 1138 at Page 304; and

WHEREAS, on the 18th day of August, 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 2940 at Page 381; 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 to do, on the 12th day of January, 2010, 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 3043, Section "O", Southaven West Subdivision, in Section 23 and 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 5, Pages 12-13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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

- Volume No. 114 on the 22 day of Dec., 2009
- Volume No. 114 on the 29 day of Dec., 2009
- Volume No. 115 on the 5 day of Jan., 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010

WITNESS MY SIGNATURE,
this day December 11, 2009
Emily Kaye Courteau
Substitute Trustee
2309 Oliver Road
Hernando, LA 71201
(318) 520-0220
sw/MF02-1802
PUBLISHED 12-22-09/ 12-29-09/
1-4-10

Diane Smith

Sworn to and subscribed before me, this 5 day of Jan., 2010

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 320 words @ .12 \$ 38.40
 - B. 2 subsequent insertions of 640 words @ .10 \$ 64.00
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 105.40