

Prepared by:
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2309 Oliver Road
Monroe, LA, 71201
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Emily Kaye Courteau Bar# 100570

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**Substitute Trustee's Deed
Indexing Instructions**

Lot 14, Sec A, Shelburne Estates S/D, Sec 21, T-1-S, R-7-W, Plat Book 76 Page 44, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

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

GRANTEE:
Federal Home Loan Mortgage Corporation c/o
Wells Fargo Bank, NA
7495 New Horizon Way
Frederick, MD 21703
800-662-3806

WHEREAS, on the 3rd day of February, 2003 and acknowledged on the 3rd day of February, 2003, George A. Gicale, An unmarried person, executed and delivered a certain Deed of Trust unto James L. Robertson, Trustee for Megamerica Mortgage Group, 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 1654 at Page 588; and

WHEREAS, on the 30th day of January, 2003, Megamerica Mortgage Group, Inc., assigned said Deed of Trust unto Wells Fargo Home Mortgage, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1684 at Page 389; and

WHEREAS, on the 25th day of February, 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 2862 at Page 266; 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 April 7, 2010, 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 4th day of May, 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 4th day of May, 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 14, Section A, Shelburne Estates Subdivision, in Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat, thereof recorded in Plat Book 76, Page 44, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

... and acknowledged on the 3rd day of February, 2003, and delivered a certain Deed of Trust

F08-0635

WHEREAS, at said sale Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc. was the highest bidder and best bidder, therefore, for the sum of \$162,000.00 and the same was then and there struck off to Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, 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

WHEREAS, Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc., has requested transfer and assignment of its bid to Federal Home Loan Mortgage Corporation and has authorized the undersigned to convey the property described above to Federal Home Loan Mortgage Corporation and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Wells Fargo Bank, NA s/b/m to Wells Fargo Home Mortgage, Inc., as the highest and best bidder to Federal Home Loan Mortgage Corporation, 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 Federal Home Loan Mortgage Corporation the land and property herein described.

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

cab/F08-0635

WITNESS MY SIGNATURE, this the 10 day of May, 2010.

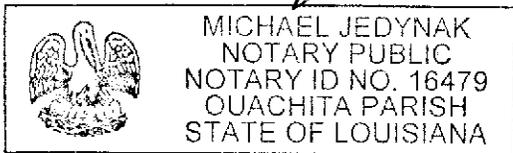
Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 10 day of May, 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
NOTARY 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 3rd day of February, 2006 and acknowledged on the 3rd day of February, 2006, George A. Gicale, An unmarried person, executed and delivered a certain Deed of Trust unto James L. Robertson, Trustee for Megamerica Mortgage Group, 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 1654 at Page 558; and

WHEREAS, on the 30th day of January, 2003, Megamerica Mortgage Group, Inc., assigned said Deed of Trust unto Wells Fargo Home Mortgage, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1684 at Page 289; and

WHEREAS, on the 25th day of February, 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 2082 at Page 288; and

WHEREAS, said debt having been made in the presence 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 4th day of May, 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 of Courthouse located at 2585 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 14, Section A, Shelburne Estates Subdivision, in Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi, as depicted, recorded in Plat Book 76, Page 44, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

244 Hwy

- Volume No. 115 on the 13 day of April, 2010
- Volume No. 115 on the 20 day of April, 2010
- Volume No. 115 on the 27 day of April, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 27 day of April, 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 354 words @ .12 \$ 42.48
- B. 2 subsequent insertions of 708 words @ .10 \$ 70.80

I will only convey with this notice and depositing to same \$ 3.00

WITNESS MY SIGNATURE, this day April 7, 2010 FEE: \$ 116.28

Emily Kaye Courteau
Substitute Trustee
2585 Oliver Road
Monroe, LA 71201
(318) 330-9020
cell/F08-0635

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