

Prepared by:  
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**Substitute Trustee's Deed  
Indexing Instructions**

Part of Lot 14, DeSoto Farms, Section "B", situated in SW 1/4 of Sec 28, T3S, R5W, Plat Book 50 Page 4, DeSoto Co., MS.

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

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

GRANTEE:  
Federal National Mortgage Association c/o  
Wells Fargo Bank, N. A. Successor by Merger to Wells Fargo Home Mortgage, Inc.  
8480 Stage Coach Circle  
Frederick, MD 21701  
800-662-3806

WHEREAS, on the 1st day of November, 2002 and acknowledged on the 1st day of November, 2002, Ronald H. Hartsell, husband and wife Judith T. Hartsell a/k/a Judith H. Taylor, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Pulaski Mortgage Company, 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 1603 at Page 0640; and

WHEREAS, on the 12th day of November, 2002, Pulaski Mortgage Company, assigned said Deed of Trust unto Wells Fargo Home Mortgage Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1675 at Page 568; and

WHEREAS, on the 26th day of July, 2010, 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 3192 at Page 695; 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 3, 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 31st day of August, 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 31st day of August, 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 No. 14, DeSoto Farms, Section "B", situated in the Southwest Quarter of Section 28, Township 3 South, Range 5 West, DeSoto County, Mississippi, according to plat recorded in Plat Book 50, Page 4, in the office of the Chancery Clerk, DeSoto County, Mississippi; SUBJECT, HOWEVER, to restrictive covenants for said Subdivision recorded in Book 286, Pages 455-457, records of DeSoto County, Mississippi.

F10-1959



# 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 1st day of November, 2002 and acknowledged on the 1st day of November, 2002, Ronald H. Hartsell, husband and wife Judith T. Hartsell a/k/a Judith H. Taylor, executed and delivered a certain Deed of Trust unto Arnold Weiss, Trustee for Pulaski Mortgage Company, 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 1803 at Page 0640; and

WHEREAS, on the 12th day of November, 2002, Pulaski Mortgage Company, assigned said Deed of Trust unto Wells Fargo Home Mortgage Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1675 at Page 508; and

WHEREAS, on the 26th day of July, 2010, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courtseau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3182 at Page 695; 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 31st day of August, 2010, 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:

- Volume No. 115 on the 10 day of Aug., 2010
- Volume No. 115 on the 17 day of Aug., 2010
- Volume No. 115 on the 24 day of Aug., 2010
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010

Lot No. 14, DeSoto Farms, Section "B", situated in the Southwest Quarter of Section 28, Township 3 South, Range 5 West, DeSoto County, Mississippi, according to plat recorded in Plat Book 80, Page 4, in the office of the Chancery Clerk, DeSoto County, Mississippi; SUBJECT, HOWEVER, to restrictive covenants for said Subdivision recorded in Book 286, Pages 455-457, records of DeSoto County, Mississippi.

LESS AND EXCEPT, HOWEVER, a part of the above described Lot 14 conveyed to Larry G. McCool, et al, said exception being more particularly described as follows:

*Diane Smith*

Sworn to and subscribed before me, this 24 day of Aug., 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 557 words @ .12 \$ 66.84
  - B. 2 subsequent insertions of 1114 words @ .10 \$ 111.40
  - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 181.24

Beginning of the Southeast  
Corner of Lot 14, Tract  
Parrish, Parish of St. Landry  
recorded in Plat Book 80,  
Page 4 of the Clerks  
records of said county;  
thence run South 87 de-  
grees, 56 minutes, 13 sec-  
onds West a distance of  
728.30 feet along the South  
line of said Lot 14 to a point;  
thence run North 00 de-  
grees 03 minutes, 47 sec-  
onds West a distance of  
410.11 feet to a point on the  
North line of said Lot 14;  
thence run North 87 de-  
grees, 56 minutes, 13 sec-  
onds East a distance of  
728.27 feet along said  
North line of Lot 14 to the  
Northeast Corner of said  
Lot 14; thence run South 02  
degrees, 04 minutes, 04  
seconds East a distance of  
410.00 feet along the East  
line of said Lot 14 to the  
Point of Beginning, and con-  
taining 6.85 acres. Bearings  
are based on true North as  
determined by solar obser-  
vation.

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

WITNESS MY SIGNATURE,  
this day August 3, 2010

Emily Kaye Courteau  
Substitute Trustee

2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020

EMF-10-1000

PUBLISH: 8-10-10/8-17-10/8-  
24-10