

Prepared by:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020  
Sean A. Southern Bar# 103043

*JA*  
*Amse 10* Return To:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
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**Substitute Trustee's Deed  
Indexing Instructions**

Lot 31, Section B, Wildwood West S/D, Section 4, T2S, R7W, Plat Book 27, Pages 21-22, DeSoto County, MS

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

GRANTOR:  
Sean A. Southern  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020

GRANTEE:  
Wells Fargo Bank, NA  
8480 Stage Coach Circle  
Frederick, MD 21701  
800-662-3806

WHEREAS, on the 18th day of May, 2010 and acknowledged on the 18th day of May, 2010, Richard Morgan, married joined herein by Trinity Morgan, executed and delivered a certain Deed of Trust unto Scott R. Valby, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Franklin American 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 DK T Book 3169 at Page 40; and

WHEREAS, on the 22nd day of July, 2011, 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 DK T Book 3324 at Page 686; and

WHEREAS, on the 26th day of December, 2011 the Holder of said Deed of Trust substituted and appointed Sean A. Southern as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3402 at Page 282 ;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, Sean A. Southern, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated August 7, 2012 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 September, 2012, 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, Sean A. Southern, Substitute Trustee, did on the 4th day of September, 2012, 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 31, Section "B", Wildwood West Subdivision situated in Section 4, Township 2 South, Range 7 West, City of Southaven, DeSoto County, Mississippi as per plat recorded in Plat Book 27, Pages 21-22, Chancery Clerk's office, DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$170,955.36 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, Sean A. Southern, Substitute Trustee, for the consideration of \$170,955.36 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.

FM/F11-1001

WITNESS MY SIGNATURE, this the 6 day of September, 2012.

*Sean A. Southern*

Sean A. Southern, Substitute Trustee

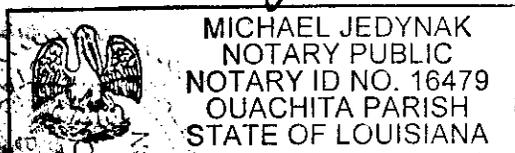
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 6 day of Sept, 2012, the within named Sean A. Southern, 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.

*Michael Jedynek*  
NOTARY

AT DEATH  
MY COMMISSION EXPIRES



F11-1001

AFFP

F11-1001/MORGAN

# Affidavit of Publication

DESOTO TIMES-TRIBUNE

STATE OF MISSISSIPPI } SS  
COUNTY OF DESOTO }

DIANE SMITH, being duly sworn, says:

That she is a Clerk of the DESOTO TIMES-TRIBUNE, a newspaper of general circulation in said county, published in Hernando, DeSoto County, Mississippi; that the publication, a copy of which is printed hereon, was published in the said newspaper on the following dates:

August 14, 2012, August 21, 2012, August 28, 2012

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

*Diane Smith*  
\_\_\_\_\_

Clerk

Subscribed to and sworn to me this 28th day of August 2012.

*Judy Douglas*  
\_\_\_\_\_

JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013

00002954 00013512 318-323-9741

Morris & Associates  
2309 Oliver Road  
Monroe, LA 71201

Substitute Trustee's Notice of Sale  
STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 18th day of May, 2010 and acknowledged on the 18th day of May, 2010, Richard Morgan, married joined herein by Trinity Morgan, executed and delivered a certain Deed of Trust unto Scott R. Valby, Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Franklin American 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 DK T Book 3169 at Page 40; and

WHEREAS, on the 22nd day of July, 2011, 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 DK T Book 3324 at Page 686; and

WHEREAS, on the 26th day of December, 2011, the Holder of said Deed of Trust substituted and appointed Sean A. Southern as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3402 at Page 282; 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 4th day of September, 2012, 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 31, Section "B", Wildwood West Subdivision situated in Section 4, Township 2 South, Range 7 West, City of Southaven, DeSoto County, Mississippi as per plat recorded in Plat Book 27, Pages 21-22, Chancery Clerk's office, DeSoto County, Mississippi.

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

WITNESS MY SIGNATURE, this 7th day of August, 2012.

Sean A. Southern  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
FM/F11-1001

PUBLISH: 8-14-12 / 8-21-12 / 8-28-12

