

LS 9/26/12 10:39:07  
LS DK W BK 690 PG 755  
SS DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by:  
Morris & Associates  
2309 Oliver Road  
Monroe, LA, 71201  
Telephone: 318-330-9020  
John C Morris IV Bar# 103716

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

Lot 177, Area 1 and 2, Sec. A Snowden Grove PUD SD, Sec 3, T2S, R7W, Desoto Co. MS, plat book 100, page 31- 32

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

GRANTOR:  
John C Morris IV  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020

GRANTEE:  
Wells Fargo Bank, NA  
8480 Stage Coach Circle  
Frederick, MD 21701  
800-62-3806

WHEREAS, on the 30th day of December, 2010 and acknowledged on the 30th day of December, 2010, Jon Klesner Jr., A Married person, joined here in by Hilda Karina Klesner, aka Hilda K. Klesner, executed and delivered a certain Deed of Trust unto William H. Glover, Jr., Trustee for Wells Fargo Bank, NA, 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 3261 at Page 442 and rerecorded in DK T Book 3281 at Page 184; and

WHEREAS, on the 7th day of August, 2012 the Holder of said Deed of Trust substituted and appointed John C Morris IV as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3483 at Page 623; 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, John C Morris IV, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated August 22, 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 18th 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, John C Morris IV, Substitute Trustee, did on the 18th 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 177, Area 1 and 2, Section A, Snowden Grove PUD Subdivision, located in Section 3, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 100, Pages 31-32, in the Chancery Clerk's Office of DeSoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$308,455.00 and the same was then and there struck off to Wells Fargo Bank, NA and it was declared the purchaser thereof; and

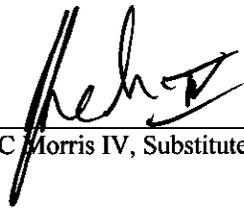
WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, John C Morris IV, Substitute Trustee, for the consideration of \$308,455.00 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/F12-1641

WITNESS MY SIGNATURE, this the 24 day of September, 2012.

  
\_\_\_\_\_  
John C Morris IV, Substitute Trustee

STATE OF LOUISIANA

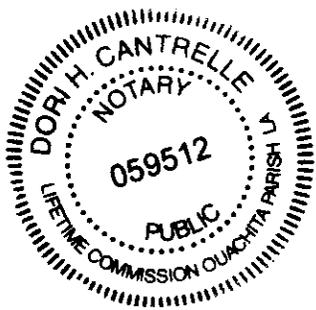
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 24 day of September, 2012, the within named John C Morris IV, 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

F12-1641



AFFP

F12-1641/Klesner

**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 28, 2012, September 04, 2012, September 11, 2012

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

SIGNED:

*Diane Smith*  
Clerk

Subscribed to and sworn to me this 11th day of September 2012.

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

WHEREAS, on the 30th day of December, 2010 and acknowledged on the 30th day of December, 2010, Jon Klesner Jr., A Married person, joined here in by Hilda Karina Klesner, aka Hilda K. Klesner, executed and delivered a certain Deed of Trust unto William H. Glover, Jr., Trustee for Wells Fargo Bank, NA, 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 3261 at Page 442 and rerecorded in DK T Book 3281 at Page 184; and

WHEREAS, on the 7th day of August, 2012, the Holder of said Deed of Trust substituted and appointed John C Morris IV as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3483 at Page 623; 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 18th 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 177, Area 1 and 2, Section A, Snowden Grove PUD Subdivision, located in Section 3, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 100, Pages 31-32, in the Chancery Clerk's Office of DeSoto County, Mississippi.

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

WITNESS MY SIGNATURE, this 22nd day of August, 2012.

John C Morris IV  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
FM/F12-1641  
PUBLISH: 8-28-12 / 9-4-12 / 9-11-12

*Judy Douglas*  
JUDY DOUGLAS, Notary, DeSoto County, Mississippi

My commission expires: January 16, 2013



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Morris & Associates  
2309 Oliver Road  
Monroe, LA 71201