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INDEXING INSTRUCTIONS:
Lot 292, Section "E", Ross Pointe S/D, PUD,
Section 1, T2S, R8W, DeSoto County, MS

HSBC/Mitchell/9368671

SUBSTITUTION OF TRUSTEE

WHEREAS, on **October 12, 2004**, **Richard Mitchell and wife, Katrina Mitchell**, executed a Deed of Trust to **Dudley B. Bridgforth**, Trustee for the use and benefit of **Mortgage Electronic Registration Systems, Inc.**, which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book **2088** at Page **0331** thereof; and

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust referred to above; and

WHEREAS, under the terms of said Deed of Trust the lender or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid to convey title to said foreclosed property to the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, or the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, or whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested the transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

NOW THEREFORE, the undersigned does hereby appoint and substitute LEM ADAMS, III, as Trustee in said Deed of Trust, the said Lem Adams, III, to have all the rights, powers and privileges of the Trustee named in said Deed of Trust.

Adams

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IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this the 22 day of APRIL, 2008.

HSBC Mortgage Services, Inc.

BY: [Signature]
ITS VP

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, SHANA RICHMOND, who acknowledged to me that she is VICE PRESIDENT of HSBC Mortgage Services, Inc., and acknowledged to me that she signed and delivered the above and foregoing Substitution of Trustee on behalf of HSBC Mortgage Services, Inc. after being first duly authorized so to do.

GIVEN UNDER my hand and official seal, this the 22nd day of APRIL, 2008.

[Signature]
NOTARY PUBLIC

My Commission Expires:

7/26/09



PREPARED BY AND RETURN TO:

ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
A&E File #18682