

BK 0459PG0337

STATE MS.-DESOTO CO. FILED

PC

INDEXING INSTRUCTIONS:
Lot 1738, Section I, Greenbrook
S/D, Section 30, T1S, R7W,
DeSoto County, MS

DEC 1 8 50 AM '03

CitiMortgage/Ginn/2337767

BK 459 PG 337
W.E. DAVIS CH. CLK.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on February 4, 2000, John D. Ginn, a single person, and Regina Hawkins, a single person, executed a Deed of Trust to Kathryn L. Harris, Trustee for the use and benefit of Community Mortgage Corporation, 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 Book 1186 at Page 800, thereof; and

WHEREAS, said Deed of Trust was ultimately assigned to Mortgage Electronic Registration Systems, Inc., by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 1250 at Page 479 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of said Deed of Trust, substituted LEM ADAMS, III, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 1848 at Page 386, thereof, the said Lem Adams, III, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Mortgage Electronic Registration Systems, Inc., the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in DeSoto County Times, a newspaper published in the City of Hernando, DeSoto County, State of Mississippi, on the following dates, to-wit: October 29, November 5, 12, 19, 2003, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 27th day of October, 2003, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 20th day of November, 2003, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the

highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 1738, Section I, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 11, Pages 23 and 24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for Mortgage Electronic Registration Systems, Inc. bidding the sum of One Hundred Twenty-Six Thousand Eight Hundred Thirty-Two and 55/100 Dollars (\$126,832.55) for all of the above-described property and said property was struck off to Mortgage Electronic Registration Systems, Inc., for said amount, and said bidder was declared the purchaser thereof.

WHEREAS, in the Appointment of Substitute Trustee hereinbefore referred to, Mortgage Electronic Registration Systems, Inc., authorized Lem Adams, III, Substitute Trustee, to transfer and assign this bid to whomsoever they shall authorize, in the event Mortgage Electronic Registration Systems, Inc. was the last and highest bidder at the sale, which event has taken place; and whereas, by the execution of this instrument, the said Lem Adams, III, Substitute Trustee, does hereby transfer and assign all of the rights, title and interest of Mortgage Electronic Registration Systems, Inc., as last and highest bidder, to Federal National Mortgage Association.

NOW THEREFORE, in consideration of the premises and the sum of One Hundred Twenty-Six Thousand Eight Hundred Thirty-Two and 55/100 Dollars (\$126,832.55), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, SUBSTITUTE TRUSTEE, does hereby sell and convey to Federal National Mortgage Association, all of the above-described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 20th day of November, 2003.



LEM ADAMS, III
SUBSTITUTE TRUSTEE

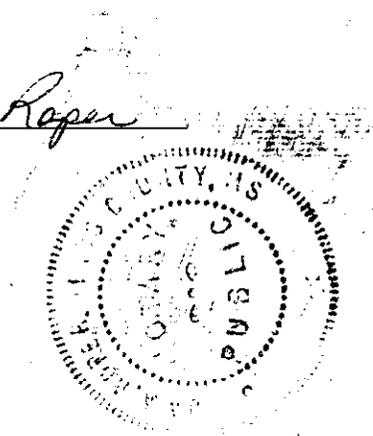
STATE OF MISSISSIPPI

COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEM ADAMS, III, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20th day of November, 2003.

Sonja A. Roper
NOTARY PUBLIC



My Commission Expires:

2-9-2004

Grantor: P. O. Box 400, Brandon, MS 39043 (601) 825-9508

Grantee: P. O. Box 790023, St. Louis, MO 63179-0023 (636) 261-7505

PREPARED BY AND RETURN TO:

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



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

Lisa Fuller 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 Today, 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 4 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE
WHEREAS, on February 4, 2000, John D. Ginn, a single person, and Regina Hawkins, a single person, executed a Deed of Trust to Kathryn L. Harris, Trustee for the use and benefit of Community Mortgage Corporation, 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 Book 1126 at Page 606, thereof; and
WHEREAS, said Deed of Trust was ultimately assigned to Mortgage Electronic Registration Systems, Inc., by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 1250 at Page 472, thereof; and
WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Lem Adams, III, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1848 at Page 386, thereof; and
WHEREAS, default having been made in the performance of the conditions and obligations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust to do, TRUSTEE is hereby given that I, Lem Adams, III, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the East front door of the County Courthouse of DeSoto County, Mississippi, on the 20th day of November, 2003, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:
Lot 173E, Section 1, Greenbrook Subdivision, in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 11, Pages 23 and 24, in the office of the Chancery Clerk of DeSoto County, Mississippi.
The to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

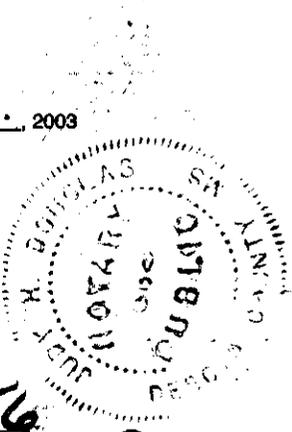
- Volume No. 108 on the 29 day of Oct., 2003
- Volume No. 108 on the 5 day of Nov., 2003
- Volume No. 108 on the 12 day of Nov., 2003
- Volume No. 108 on the 19 day of Nov., 2003
- Volume No. _____ on the _____ day of _____, 2003

Lisa Fuller

Sworn to and subscribed before me, this 19 day of Nov., 2003

BY Judith H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 18, 2005
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 413 words @ .12s 49.56
 - B. 3 subsequent insertions of 1239 words @ .10s 123.90
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 176.46

WITNESS my signature, on this the 24th day of October, 2003.
LEM ADAMS, III
SUBSTITUTE TRUSTEE
PREPARED BY: ADAMS & EDENS
Foreclosure Department
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 366-0000
PUBLISHED: October 28, November 5, 12, 19, 2003