

STATE MS. - DESOTO CO. ^{gc}

JUL 9 9 17 AM '04

EMC Mortgage/Giddens/2552339

INDEXING INSTRUCTIONS:

Lot 181, Golf Villas of Crumpler Place P.U.D.,
 Section 32, T1S, R6W, DeSoto County, MS ^{476 PG 434}
 CHANCERY CLK.

TRUSTEE'S DEED

WHEREAS, on October 3, 2000, Fay A. Giddens and Kenneth Giddens, wife and husband, executed a Deed of Trust to Lem Adams III, Trustee for the use and benefit of Option One 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 1255 at Page 542 [, thereof; and

WHEREAS, said Deed of Trust was assigned to EMC Mortgage Corporation, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 1777 at Page 54 and re-recorded in Book 1785 at Page 790 thereof; 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, the legal holder of said indebtedness, having requested the undersigned 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 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: June 9, 16, 23, 30, 2004, 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 8th day of June, 2004, a copy of the Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 1st day of July, 2004, 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 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 181, Golf Villas of Crumpler Place P.U.D., in Section 32, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 65, Page 38, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

WHEREAS, the undersigned Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for EMC Mortgage Corporation, bidding the sum of One Hundred Twenty-Seven Thousand Five Hundred and NO/100 Dollars (\$127,500.00) for all of the above-described property and said property was struck off to EMC Mortgage Corporation, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of One Hundred Twenty-Seven Thousand Five Hundred and NO/100 Dollars (\$127,500.00), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, TRUSTEE, does hereby sell and convey to EMC Mortgage Corporation, all of the above-described property, conveying only such title as is vested in him as Trustee.

WITNESS MY SIGNATURE on this the 1st day of July, 2004.

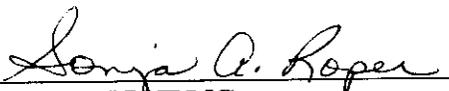

 LEM ADAMS, III
 TRUSTEE

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 1st day of July, 2004.


NOTARY PUBLIC

My Commission Expires:

2-9-2008

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

Grantee: 909 Hidden Ridge Suite 200, Irving, TX 75038 (800) 695-7695

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:

TRUSTEE'S NOTICE OF SALE
 WHEREAS, on October 3, 2000, Kay A. Giddens and Kenneth Giddens, wife and husband, executed a Deed of Trust to Lam Adams III, Trustee for the use and benefit of Option One 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 1255 at Page 542, thereof; and

WHEREAS, said Deed of Trust was assigned to EMC Mortgage Corporation, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 1777 at Page 54 and re-recorded in Book 1785 at Page 790 thereof; and

WHEREAS, default having been made in the performance of the conditions and stipulations 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 as to do, notice is hereby given that I, Lam Adams, III, 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 1st day of July, 2004, 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 181, Golf Villas of Crumpler Place P.U.D., in Section 32, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 65, Page 38, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Trustee.

WITNESS my signature, on this the 2nd day of June, 2004.

/s/ LEM ADAMS, III

TRUSTEE
 PREPARED BY: ADAMS & EDENS

Foreclosure Department
 POST OFFICE BOX 400
 BRANDON, MISSISSIPPI 39043
 (601) 825-8506

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- Volume No. 109 on the 16 day of June, 2004
- Volume No. 109 on the 23 day of June, 2004
- Volume No. 109 on the 30 day of June, 2004
- Volume No. _____ on the _____ day of _____, 2004

Lisa Fuller

Sworn to and subscribed before me, this 30 day of June, 2004

BY *Judy H. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
 MY COMMISSION EXPIRES: JANUARY 16, 2005
 BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 376 words @ .12 \$ 45.12
- B. 3 subsequent insertions of 1128 words @ .10 \$ 112.80
- C. Making proof of publication and depositing to same \$ 3.00

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Exhibit "A"