

SUBSTITUTE TRUSTEE'S DEED

Michael S. McKay, SUBSTITUTE TRUSTEE
GRANTOR

TO: JPMorgan Chase Bank as Trustee,
GRANTEE

WHEREAS, on October 21, 2002, Leonard E. Pegues and Angela G. Pegues executed a Deed of Trust to Equity Title & Escrow Co., as Trustee, with Equifirst Corporation being shown as Beneficiary therein, under the terms of which the hereinafter described property was conveyed to said Trustee to secure the payment to the said Beneficiary therein, under the terms of which the hereinafter described property was conveyed to said Trustee to secure the payment to the said Beneficiary of a certain indebtedness therein mentioned and described, which Deed of Trust is of record in Book 1605 at Page 38 of the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, Equifirst Corporation assigned said Deed of Trust to JPMorgan Chase Bank as Trustee pursuant to an instrument dated November 4, 2002 and recorded in Book 1682 at Page 345 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, JPMorgan Chase Bank as Trustee, the holder of said Deed of Trust and the Note secured thereby, substituted Michael S. McKay as Trustee therein, as authorized by the terms thereof, as evidenced by an instrument dated November 29, 2004, and recorded in Book 2,126 at Page 515 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, and the Beneficiary having exercised the option in such case provided, and having declared the entire unpaid balance of said indebtedness immediately due and payable, and having directed the undersigned as Substitute Trustee in said Deed of Trust, to execute the same by sale of the property therein described in accordance with the terms and conditions of the said Deed of Trust; and,

WHEREAS, after having advertised the said sale in all respects as required by law and the terms of said Deed of Trust, the undersigned did, between the hours of 11:00 o'clock in the forenoon and 4:00 o'clock in the afternoon on February 4, 2005, at the East front door steps of the DeSoto County Courthouse in Hernando, Mississippi, offer the hereinafter described land and property for sale to the highest bidder for cash in the manner required by law and the terms and conditions of said Deed of

Trust; and,

WHEREAS, at the time and place aforementioned, the undersigned received from the hereinafter named grantee a bid of **Three Hundred Thirty Thousand Two Hundred Thirty-Four Dollars and 01/100 Cents (\$330,234.01 U.S. Dollars)**, which was the highest bid for cash for said land and property, and said bidder was then and there declared to be the purchaser thereof;

NOW, THEREFORE, in consideration of the aforesaid sum, cash in hand paid, the receipt whereof is hereby acknowledged, the undersigned does hereby sell and convey unto JPMorgan Chase Bank as Trustee, the following described real estate, together with all the improvements and appurtenances thereunto belonging, situated in DeSoto County, State of Mississippi, to-wit:

Land situated in DeSoto County, Mississippi to wit:

Lot 43, Section A, Belmor Lakes Subdivision, as shown on plat of record in Plat Book 72, Page 28-29, Section 16, Township 2 South, Range 6 West, 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.

Being the same property conveyed to grantor, Leonard E. Pegues and Angela G. Pegues, herein by Quit Claim Deed, dated November 6, 2001, filed for record November 8, 2001, at book 403 Page 221, in the Chancery Clerk's office of DeSoto County Mississippi.

I hereby convey only such title as is vested in me as Substitute Trustee. WITNESS MY SIGNATURE, this the 15th day of February, 2005.

Michael S. McKay

Michael S. McKay
Substitute Trustee
MacNeill & Buffington, P.A.
Suite A-250 River Oaks Office Plaza
1080 River Oaks Drive
Flowood, MS 39208
Telephone No. (601) 936-2800

MBPA No. 1002.00992

STATE OF MISSISSIPPI)
) ACKNOWLEDGMENT
COUNTY OF Rankin)

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Michael S. McKay, who acknowledged that he signed and delivered the foregoing Substitute Trustee's Deed, being authorized so to do, on the day and date therein mentioned.

WITNESS MY SIGNATURE and seal of office this 15th day of February, 2005.

Sandra B Carter

Sandra B. Carter, Rankin County Public Notary
My Commission Expires February 15, 2006
RANKIN COUNTY, MISSISSIPPI
PUBLIC NOTARY

My Commission Expires:

GRANTOR'S ADDRESS AND TELEPHONE NUMBER:
Michael S. McKay
Substitute Trustee
MacNeill & Buffington, P.A.
Suite A-250 River Oaks Office Plaza
1080 River Oaks Drive
Flowood, MS 39208
Telephone No. (601) 936-2800

GRANTEE'S ADDRESS AND TELEPHONE NUMBER:
JPMorgan Chase Bank, as Trustee
c/o Homecomings Financial Network, Inc.
9350 Waxie Way
San Diego, California 92123
Telephone No. 1-800-222-4293

THIS DOCUMENT PREPARED BY AND
AFTER RECORDING PLEASE RETURN TO:
Dyke, Henry, Goldsholl & Winzerling, P.L.C.
415 North McKinley, Suite 555
Little Rock, Arkansas 72205
Telephone No. (501) 661-1000
DHG&W No. 30576H



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith 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:

- Volume No. 110 on the 13 day of Jan., 2005
- Volume No. 110 on the 20 day of Jan., 2005
- Volume No. 110 on the 27 day of Jan., 2005
- Volume No. 110 on the 3 day of Feb., 2005
- Volume No. _____ on the _____ day of _____, 2005

Diane Smith

Sworn to and subscribed before me, this 3 day of Feb., 2005

BY Judith M. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 503 words @ .12 \$ 60.36
- B. 3 subsequent insertions of 1509 words @ .10 \$ 150.90
- C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 214.26

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on October 21, 2002, Leonard E. Pegues and Angela G. Pegues executed a Deed of Trust to Equity Title & Escrow Co. as Trustee for the benefit of Equifirst Corporation, which Deed of Trust was recorded in Book 1605 at Page 38 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and WHEREAS, Equifirst Corporation assigned said Deed of Trust to JPMorgan Chase Bank as Trustee pursuant to an instrument dated November 4, 2002 and recorded in Book 1682 at Page 345 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, JPMorgan Chase Bank as Trustee, the holder of said Deed of Trust and the Note secured thereby, substituted Michael S. McKay as Trustee therein, as authorized by the terms thereof, as evidenced by an instrument dated November 29, 2004, and recorded in Book 2,126 at Page 515 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, and the entire debt secured thereby having been declared to be due and payable, and the legal holder of said indebtedness, JPMorgan Chase Bank as Trustee, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, Substitute Trustee's fees and expenses of sale.

NOW, THEREFORE, I, Michael S. McKay, Substitute Trustee, will on February 4, 2005, offer for sale at public outcry to the highest bidder for cash, within legal hours (between the hours of 11:00 a.m. and 4:00 p.m.) at the East front door steps of the DeSoto County Courthouse in Hernando, Mississippi, the following described property:

Land situated in DeSoto County, Mississippi to-wit:
Lot 43, Section A, Belmor Lakes Subdivision, as shown on plat of record in Plat Book 72, Page 28-29, Section 16, Township 2 South, Range 6 West, 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.

Being the same property conveyed to grantor, Leonard E. Pegues and Angela G. Pegues, herein by Quit Claim Deed, dated November 6, 2001, filed for record November 8, 2001, at book 403 Page 221, in the Chancery Clerk's office of DeSoto County Mississippi.

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

WITNESS my signature on this the 11th day of January, 2005.

/s/ Michael S. McKay
Michael S. McKay
Substitute Trustee
MacNeill & Buffington, P.A.
Suite A-250 River Oaks Office Plaza

1080 River Oaks Drive
Flowood, MS 39208

Telephone No. (601) 936-2800
THIS DOCUMENT PREPARED BY:
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