

National City/Ferguson/0004247798

INDEXING INSTRUCTIONS:

Lot 329, Section F, Kingston Estates S/D,
Section 28, T1S, R8W, Desoto County, MS

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 31, 2005, Sonny R. Ferguson and Shaquita R. Ferguson, Husband and Wife, executed a Deed of Trust to Ashley Young, Trustee for the use and benefit of National City Mortgage, a Division of National City Bank of Indiana, 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 2300 at Page 550 thereof; and

WHEREAS, said Deed of Trust was assigned to National City Mortgage Co., a subsidiary of National City Bank by assignment on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 2377 at Page 662 thereof;

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 2695 at Page 448, 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, National City Mortgage Co., a subsidiary of National City Bank, 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: May 1, 8, 15, 2007, 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 30th day of April, 2007, 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 22nd day of May, 2007, 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 329, Section F, Kingston Estates Subdivision, in Section 28, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 70, Page 2-3, 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 National City Bank, bidding the sum of One Hundred Twenty-Seven Thousand Two Hundred Ten and 72/100 Dollars (\$127,210.72) for all of the above-described property and said property was struck off to National City Bank, 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 Two Hundred Ten and 72/100 Dollars (\$127,210.72), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, SUBSTITUTE TRUSTEE, does hereby sell and convey to National City Bank, all of the above-described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 22nd day of May, 2007.


 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 22nd day of May, 2007.

Serija A. Rojas
NOTARY PUBLIC

My Commission Expires:

2-9-2008

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

Grantee: Post Office Box 1820, Dayton, OH 45401 (937) 910-1623

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

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 3 consecutive times, as follows, to-wit:

SUBSTITUTE TRUSTEE'S NOTICE OF SALE
 WHEREAS, on August 31, 2005, Sonny R. Ferguson and Shaquita R. Ferguson, Husband and Wife, executed a Deed of Trust to Ashley Young, Trustee for the use and benefit of National City Mortgage, a Division of National City Bank of Indiana, 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 2300 at Page 550 thereof; and
 WHEREAS, said Deed of Trust was assigned to National City Mortgage Co., a subsidiary of National City Bank by assignment on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 2377 at Page 062 thereof;
 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 2685 at Page 448, 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 so to do, notice 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 Desoto County Courthouse at Hernando, Mississippi, on the 22nd day of May, 2007, 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 329, Section F, Kingston Estates Subdivision, in Section 28, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 70, Page 2-3, in the office of the Chancery Clerk of Desoto County, Mississippi.
 Title 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.

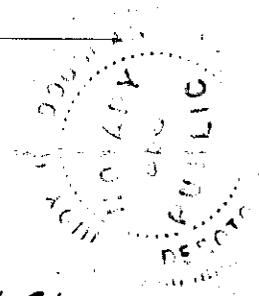
Volume No. 112 on the 1 day of May, 2007
 Volume No. 112 on the 8 day of May, 2007
 Volume No. 112 on the 15 day of May, 2007
 Volume No. _____ on the _____ day of _____, 2007
 Volume No. _____ on the _____ day of _____, 2007
 Volume No. _____ on the _____ day of _____, 2007

Diane Smith

Sworn to and subscribed before me, this 15 day of May, 2007

BY Judy A. 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 424 words @ .12 \$ 50.88
 B. 2 subsequent insertions of 848 words @ .10 \$ 84.80
 C. Making proof of publication and depositing to same \$ 3.00
 TOTAL PUBLISHER'S FEE: \$ 138.68

WITNESS my signature, on this the 23rd day of April, 2007.
 LEM ADAMS, III
 SUBSTITUTE TRUSTEE
 PREPARED BY:
 ADAMS & EDENS
 Foreclosure Department
 POST OFFICE BOX 400
 BRANDON, MISSISSIPPI 39043
 (601) 825-9508
 A&E File #19644
 PUBLISH: May 1, 8, 15, 2007

Exhibit "A"