

Option One/Do/0022531743

INDEXING INSTRUCTIONS:  
Lot 104, Section B, Ivy Trails S/D,  
Section 30, T1S, R6W, DeSoto County, MS

**TRUSTEE'S DEED**

WHEREAS, on November 07, 2006, Quan Van Le and wife, Dieu Thi Do, and son, Tuan Quoc Le, an unmarried person, executed a Deed of Trust to Lem Adams III, Trustee for the use and benefit of Suntrust Mortgage, 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 Book 2606 at Page 412 thereof; and

WHEREAS, said Deed of Trust was ultimately assigned to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-1 Asset-Backed Certificates, Series 2007-1, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 2856 at Page 354 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, N/A, 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: March 4, 11, 18, 2008, 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 3rd day of March, 2008, a copy of the Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

A&E File #17852

- 1 -

*Adams  
Edwards*

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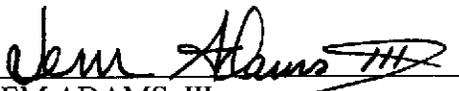
WHEREAS, on the 25th day of March, 2008, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 104, Section B, Ivy Trails Subdivision, situated in Section 30, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 77, Page 2 in the Chancery Clerk's Office of DeSoto County, Mississippi.

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 Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-1 Asset-Backed Certificates, Series 2007-1, bidding the sum of One Hundred Forty-Three Thousand Five Hundred Sixty-Five and NO/100 Dollars (\$143,565.00) for all of the above-described property and said property was struck off to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-1 Asset-Backed Certificates, Series 2007-1, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of One Hundred Forty-Three Thousand Five Hundred Sixty-Five and NO/100 Dollars (\$143,565.00), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, TRUSTEE, does hereby sell and convey to Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-1 Asset-Backed Certificates, Series 2007-1, all of the above-described property, conveying only such title as is vested in him as Trustee.

WITNESS MY SIGNATURE on this the 25th day of March, 2008.

  
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, TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said 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 25th day of March, 2008.

*Sonja A. Roper*  
NOTARY PUBLIC

My Commission Expires:

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

Grantee: P. O. Box 57038, Irvine, CA 92618 (888) 355-7305

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:

TRUSTEE'S NOTICE OF SALE  
WHEREAS, on November 07, 2006, Quan Van Le and wife, Dieu Thi Do, and son, Tuan Quoc Le, an unmarried person, executed a Deed of Trust to Lem Adams III, Trustee for the use and benefit of Suntrust Mortgage, 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 2606 at Page 412, thereof; and

WHEREAS, said Deed of Trust was ultimately assigned to Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2007-1 Asset-Backed Certificates, Series 2007-1, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 2686 at Page 354 thereof; and

WHEREAS, default having been made in the performance of the conditions and covenants 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, 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 25th day of March, 2008, 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 104, Section B, Ivy Trails Subdivision, situated in Section 30, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 77, Page 2 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 is vested in me as Trustee.

WITNESS my signature, on this the 28th day of February, 2008.

LEM ADAMS, III  
TRUSTEE  
PREPARED BY:  
ADAMS & EDENS  
Foreclosure Department  
POST OFFICE BOX 400  
BRANDON, MISSISSIPPI 39043  
(601) 825-9808  
A&E File #17852  
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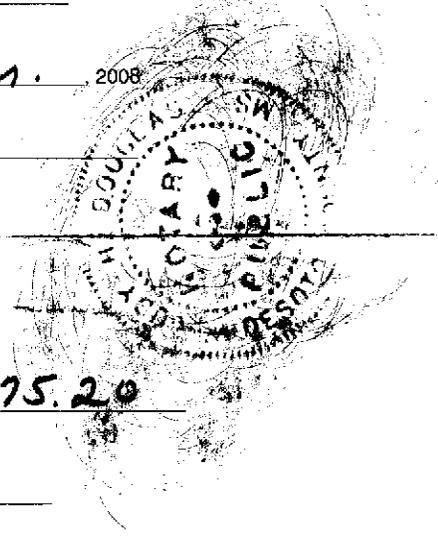
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*Diane Smith*

Sworn to and subscribed before me, this 18 day of Mar., 2008

BY *Judy A. Ouegas*

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



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*Exhibit "A"*