

PREPARED BY:

*ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
Bar #1131*

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

RETURN TO:

*ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508
Bar #1131*

Grantee:
3232 Newmark Drive, ,
Miamisburg, OH 45342
(937) 910-1200

National City/Stevison

INDEXING INSTRUCTIONS:

1.5 acres, NW 1/4, Section 28, T3S, R7W,
DeSoto County, MS

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on May 30, 2003, Cecil C. Stevison, Jr. and Amber P. Stevison, husband and wife, executed a Deed of Trust to Ashley Roach, Trustee for the use and benefit of National City Mortgage, Co., 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 1739 at Page 603 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 3031 at Page 248, 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 Real Estate Services, LLC sbm National City Mortgage, Inc. fka National City Mortgage Co., 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: June 16, 23, 30, 2009, 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 15th day of June, 2009, 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 7th day of July, 2009, 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:

1.5 acres, in the Northwest Quarter of Section 28, Township 3 South, Range 7 West, described as beginning at an iron pin in the West right of way of Jay Bird Road, said pin being 990 feet South and 660 feet East of the Northwest corner of said Section 28; and also being the Southeast corner of the James P. Tipton tract of land; thence South 84 degrees 30 minutes West along the South line of the Tipton tract, 374.73 feet to an iron pin; thence North 5 degrees 30 minutes West 194.18 feet to an iron pin; thence North 84 degrees 30 minutes East 298.24 feet to an iron pin in the West right of way of said road; thence South 27 degrees 00 minutes East along said road right of way 208.71 feet to the point of beginning and containing 1.5 acres, more or less.

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 Five Thousand Five Hundred Sixty-Two and 21/100 Dollars (\$105,562.21) 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 Five Thousand Five Hundred Sixty-Two and 21/100 Dollars (\$105,562.21), 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 7th day of July, 2009.

Lem Adams III
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 7th day of July, 2009.

Sonja A. Roper
NOTARY PUBLIC

My Commission Expires:

2-9-2012



DESOTO TIMES-TRIBUNE

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-Tribune, 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 May 30, 2008, Cecil C. Shelton, Jr. and Amber R. Shelton, husband and wife, executed a Deed of Trust to Ashley Reese, Trustee for the use and benefit of National City Mortgage, Co., 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 1739 at Page 603, 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 3027 at Page 248, thereof; and

WHEREAS, default having been made in the performance of the conditions and covenants as set forth by said Deed of Trust, and having been assigned 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 7th day of July 2009, 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:

1.5 acres, in the Northwest Quarter of Section 28, Township 3 South, Range 7 West, described as beginning at an iron pin in the West right of way of Road, said pin being 100 feet South and 400 feet

East of the Northwest corner of said Section 28 and corner of the James P. Tipton tract of land; thence South 84 degrees 30 minutes West along the South line of the Tipton tract, 374.73 feet to an iron pin; thence North 5 degrees 30 minutes West 194.18 feet to an iron pin; thence North 84 degrees 30 minutes East 258.24 feet to an iron pin in the West right of way of said road; thence South 87 degrees 00 minutes East along said road right of way 208.71 feet to the point of beginning and containing 1.5 acres, more or less.

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.

WITNESS my signature, on this 6th day of June, 2009.

LEM ADAMS, III
SUBSTITUTE TRUSTEE
PREPARED BY:
ADAMS & EDENS
Foreclosure Department
POST OFFICE BOX 400
BRANDON, MISSISSIPPI
39008
601-429-0200
601-429-0200
601-429-0200

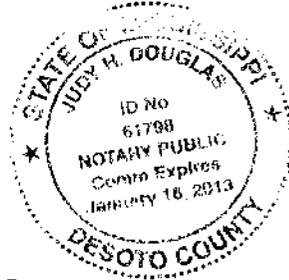
- Volume No. 114 on the 16 day of June, 2009
- Volume No. 114 on the 23 day of June, 2009
- Volume No. 114 on the 30 day of June, 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009
- Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 30 day of June, 2009

BY *Judy A. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



- A. Single first insertion of 482 words @ .12 \$ 57.84
 - B. 2 subsequent insertions of 964 words @ .10 \$ 96.40
 - C. Making proof of publication and depositing to same \$ 3.00
- TOTAL PUBLISHER'S FEE: \$ 157.24

Exhibit "A"