

(JW)
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MSB #5765

Return To:
Underwood Law Firm
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Substituted Trustee's Deed

Grantor:
John C. Underwood, Jr.
340 Edgewood Terrace Drive
Jackson, Mississippi 39206
(601) 981-7773

Grantee:
PNC Bank, National Association
620 Liberty Avenue
Pittsburg, Pennsylvania 15222
412-762-4000

INDEXING INSTRUCTIONS AND/OR LEGAL DESCRIPTION:

Lot 223, Section F, Deerchase Subdivision, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 89, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, on December 19, 2005, Mary Jo Scola, a single woman, executed a deed of trust to Bridgforth and Buntin, Trustee for the benefit of First Franklin a division of Nat. City Bank of IN which deed of trust is recorded in Deed of Trust Book 2378 at Page 407 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid deed of trust was assigned to First Franklin Financial Corporation by instrument dated December 3, 2009 and recorded in Book 3,124 at Page 99 of the records of the aforesaid Chancery Clerk; and

WHEREAS, the aforesaid deed of trust was assigned to PNC Bank, National Association by instrument dated December 22, 2009 and recorded in Book 3,124 at Page 103 of the records of the aforesaid Chancery Clerk; and

WHEREAS, the aforesaid, PNC Bank, National Association, the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated January 7, 2010, and recorded in the office of the aforesaid Chancery Clerk in Book 3,125 at Page 596; 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 in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, PNC Bank, National Association, having requested the undersigned Substituted 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, Substituted Trustee's fees and expense of sale;

WHEREAS, the undersigned Substituted Trustee, after posting and publication of the Notice of Sale as required by the terms of said deed of trust and the laws of the State of Mississippi, within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.), on the 1st day of June, 2010 at public outcry offered the hereinafter described property for sale at the Main Front door of the County Courthouse at Hernando, County of DeSoto, State of Mississippi;

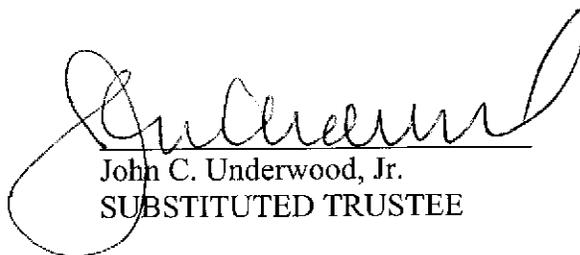
WHEREAS, at such sale, PNC Bank, National Association bid the sum of \$131,343.41; and

WHEREAS, said bid by PNC Bank, National Association, was the highest bid;

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in consideration of the sum of **\$131,343.41**, do hereby sell and convey unto **PNC Bank, National Association** the following described property located and situated in the County of DeSoto, State of Mississippi, to-wit:

Lot 223, Section F, Deerchase Subdivision, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 89, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WITNESS MY SIGNATURE, this, the 1st day of June, 2010.

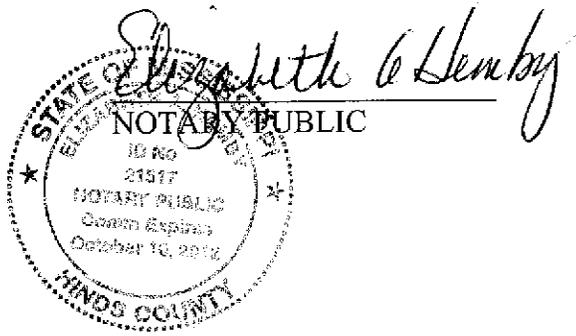

John C. Underwood, Jr.
SUBSTITUTED TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the county and state aforesaid, John C. Underwood, Jr. Substituted Trustee, who acknowledged to and before me that he executed the foregoing Substituted Trustee's Deed on the day and year therein mentioned, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this, the 1st day of June, 2010.



My Commission Expires: October 10, 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:

SUBSTITUTED TRUSTEE'S NOTICE OF SALE

WHEREAS, on December 19, 2005, Mary Jo Scota, a single woman, executed a deed of trust to Bridgforth and Bunin, trustee for the benefit of First Franklin a division of Nat. City Bank of IN, which deed of trust is recorded in Deed of Trust Book 2378 at Page 407 in the office of the Chancery Clerk of the County of DeSoto, State of Mississippi; and

WHEREAS, the aforesaid deed of trust was assigned to First Franklin Financial Corporation by instrument dated December 3, 2009, and recorded in the office of the aforesaid Chancery Clerk in Book 3,124 at Page 99; and

WHEREAS, the aforesaid deed of trust was assigned to PNC Bank, National Association by instrument dated December 22, 2009, and recorded in the office of the aforesaid Chancery Clerk in Book 3,124 at Page 103; and

WHEREAS, the aforesaid, PNC Bank, National Association, the holder of said deed of trust and the note secured thereby, substituted John C. Underwood, Jr., as Trustee therein, as authorized by the terms thereof, by instrument dated January 7, 2010 and recorded in the office of the aforesaid Chancery Clerk in Book 3,125 at Page 94; 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 in accordance with the terms of said deed of trust, and the legal holder of said indebtedness, PNC Bank, National Association, having requested the undersigned Substituted 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, Substituted Trustee's fees and expense of sale;

- Volume No. 115 on the 11 day of May, 2010
- Volume No. 115 on the 18 day of May, 2010
- Volume No. 115 on the 25 day of May, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010
- Volume No. _____ on the _____ day of _____, 2010

Diane Smith

Sworn to and subscribed before me, this 25 day of May
BY Juan A. Ouelgan

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

A. Single first insertion of 452 words @ .12 \$ 54.24
 B. 2 subsequent insertions of 904 words @ .10 \$ 90.40
 C. Making proof of publication and depositing to same \$ 3.00
 TOTAL PUBLISHER'S FEE: \$ 147.64

NOW, THEREFORE, I, John C. Underwood, Jr., Substituted Trustee, in said deed of trust, will on the 1st day of June, 2010, offer for sale at public outcry for cash to the highest bidder, and sell within legal hours (being between the hours of 11:00 A.M. and 4:00 P.M.) at the Main front door of the County Courthouse at Hernando, County of DeSoto, State of Mississippi, the following described property situated in the County of DeSoto, State of Mississippi, to-wit:

Lot 223, Section F, Deerchase Subdivision, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 89, Page 15, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I WILL CONVEY only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 27th day of April, 2010.

John C. Underwood, Jr.
SUBSTITUTED TRUSTEE
Control #09070320
PUBLISH: 05/11/2010,
05/18/2010, 05/25/2010

