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Prepared by: Shapiro & Massey, L.L.C. J. Gary Massey, MSB No. 1920 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299  S&M No. 11-003323	Return to: Shapiro & Massey, L.L.C. <i>W</i> 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299  Loan No. XXXX6995
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GRANTOR	GRANTEE
J. Gary Massey Shapiro & Massey, L.L.C. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601) 981-9299	HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates 1661 Worthington Road; Suite 100 P.O. Box 24737 West Palm Beach, Florida 33415 866-788-6435

**TRUSTEES DEED**

INDEX: Lot 122, Section E, Wellington Square Subdivision, 1st Revision, Section 27 & 28, T-1-S, R-8-W, DeSoto Co., MS *PA 51 PS 39*

WHEREAS, on April 27, 2006, Elizabeth Haun and spouse, Charles Haun, executed a Deed of Trust for the benefit of Mortgage Electronic Registration Systems, Inc., which Deed of Trust is filed for record in Book 2465 at Page 34 in the office of the Chancery Clerk of DeSoto County at Hernando, Mississippi; and

WHEREAS, said Deed of Trust was subsequently assigned to HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates by instrument dated September 7, 2011 and recorded in Book 3343 at Page 486 of the aforesaid Chancery Clerk's office; and

WHEREAS, as authorized by the aforesaid Deed of Trust and in strict accordance therewith, HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates appointed J. Gary Massey as Trustee therein in the place and stead of the trustee named in said Deed of Trust or subsequently substituted therein by Appointment of Trustee dated

September 8, 2011, and duly filed for record in the office of the aforesaid Chancery Clerk in Book 3342 at Page 313 and re-recorded in Book 3348 at Page 223 prior to the first publication and posting of the notice of sale; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire indebtedness, together with attorney's fees, expenses and costs, immediately due and payable, as was its option so to do under the terms of said Deed of Trust, and default having been made in payment of said amount and the Appointed Trustee having been requested and directed by HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates to foreclose under the terms of said Deed of Trust, I did on November 8, 2011, during legal hours, being between the hours of 11:00 a.m. and 4:00 p.m., at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, in accordance with the terms of the Deed of Trust and the laws of the State of Mississippi, offer for sale at public auction and sell to the highest and best bidder for cash the following described land and property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

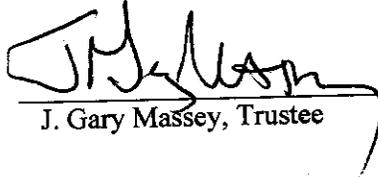
Lot 122, Section E, Wellington Square Subdivision, 1st Revision, in Sections 27 & 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 51, Page 39, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of time, place and terms of said sale, together with a description of the property to be sold, was given by publication in the DESOTO TIMES-TRIBUNE, a newspaper published in DeSoto County, Mississippi for three consecutive weeks preceding the date of sale. The notices were published on October 18, 25 and November 1, 2011, (a certified copy of which is attached hereto,) and a notice identical to the published notice was posted on the bulletin board at the East Front Door of the County Courthouse of DeSoto County, Hernando, Mississippi for said period of three consecutive weeks. Everything necessary to be done was done to make and effect a good and lawful sale.

At said Sale, HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates bid for said property in the amount of \$63,000.00, which being the highest and best bid, the same was then and there struck off to HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates, and it was declared the purchaser thereof.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Trustee, do hereby sell and convey unto HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates the land and property herein described. I convey only such title as is vested in me as Trustee.

WITNESS MY SIGNATURE, on November 8, 2011.

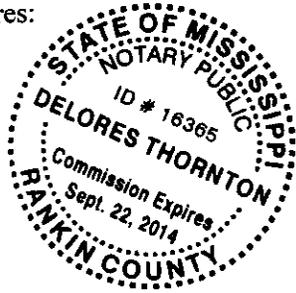
  
\_\_\_\_\_  
J. Gary Massey, Trustee

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on this the Eighth day of November, 2011, the within named J. Gary Massey, Trustee, duly identified before me, who acknowledged that in said representative capacity he executed the above and foregoing instrument, after having first been duly authorized to do so.

  
\_\_\_\_\_  
Notary Public

My commission expires:



# 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 gratification in said county, and that the publication of the notice, a copy of which is herewith has been made in said paper 3 consecutive times, as follows, to-wit:

### TRUSTEE'S NOTICE OF SALE

WHEREAS, on April 27, 2006, Elizabeth Hearn and spouse, Charles Hearn, executed a certain deed of trust for the benefit of Mustang Electronic Registration Systems, Inc., which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 2465 at Page 34; and WHEREAS, said Deed of Trust was subsequently assigned to HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates by instrument dated September 7, 2011 and recorded in Book 3343 at Page 486 of the aforesaid Chancery Clerk's office; and WHEREAS, HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates has heretofore appointed Judith Douglas as Trustee by instrument dated September 8, 2011 and recorded in the aforesaid Chancery Clerk's Office in Book 3342 at Page 313 and re-recorded in Book 3348 at Page 227; 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; HSBC Bank USA N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust 2007-HE1 Asset Backed Pass-Through Certificates, the legal holder of said indebtedness, having requested the undersigned Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

- Volume No. 116 on the 18 day of Oct., 2011
- Volume No. 116 on the 25 day of Oct., 2011
- Volume No. 116 on the 1 day of Nov., 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011
- Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2011

*Diane Smith*

NOW, THEREFORE, I, J. Gary Massey, Trustee in said deed of trust, will on November 8, 2011 offer for sale at public outcry and sell within legal hours (being between 9:00 hours of 11:00 a.m. and 4:00 p.m.), at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:  
Lot 122, Section E, Wellington Square Subdivision, 1st Revision, in Sections 27 & 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 51, Page 30, in the office of the Chancery Clerk of DeSoto County, Mississippi.  
I WILL CONVEY only such title as vested in me as Trustee.  
WITNESS MY SIGNATURE on this 11th day of October, 2011.  
J. Gary Massey  
TRUSTEE  
Shapiro & Massey, L.L.C.  
1910 Lakeland Drive  
Suite B  
Jackson, MS 39216  
(601)981-0200  
7128 Hampton Drive  
Horn Lake, MS 38637  
11-60332307  
Publication Dates:  
October 18, 2011; November 1, 2011.

Sworn to and subscribed before me, this 1 day of Nov., 2011

BY *Judith 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 492 words @ .12 \$ 59.04  
B. \_\_\_\_\_ subsequent insertions of 984 words @ .10 \$ 98.40  
C. Making proof of publication and deposing to same \$ 3.00  
TOTAL PUBLISHER'S FEE: \$ 160.44