

2007020181 00400

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

04-09-2007 03:20 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: MARY D CALDWELL DPTY

BK: RE 2743

PG: 2738-2739

DRAWN OUTSIDE  
OF STATE

ENVELOPE

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Butler &amp; Hosch, P.A., 13800 Montfort Dr., Suite 300, Dallas, TX 75240

Return To - Butler & Hosch, P.A. PO Box 628206 Orlando, FL 32862-9900

STATE OF NORTH CAROLINA )

EXCISE TAX: \$0.00

)

PARCEL #: 0427 007

COUNTY OF FORSYTH )

)

**SUBSTITUTE TRUSTEE'S DEED**

THIS DEED, made this the 22<sup>nd</sup> day of March, 2007, by and between Butler & Hosch, P.A., Substitute Trustee in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina, hereinafter referred to as "Grantor," and Secretary of Housing and Urban Development of Washington, Dc, his successors and assigns, c/o Harrington, Moran, Barksdale, Inc., 5350 77 Center Drive, Suite 200, Charlotte, North Carolina 28217, hereinafter referred to as "Grantee".

**WITNESSETH**

WHEREAS, ON 10/31/2002, AMADO MAURLLIO NOYOLA AND ELVIRA R. NOYOLA, executed and delivered unto DOUGLAS DOUGLAS AND CONNIE LAMPIER, as Trustee, a certain Deed of trust which was duly Recorded on October 31, 2002, in Book 2293, at Page 1163, in the Office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the foregoing Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on 5/12/2006, in Book 2661, at Page 293, in the Office of the Register of Deeds for Forsyth County, North Carolina, to which reference is hereby made; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust, due demand was made upon the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose on said Deed of Trust and sell the property under the terms thereof; and

WHEREAS, under and by virtue of the power and authority in him vested by the said Deed of Trust and in accordance with the terms and stipulations of same, having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, North Carolina, captioned "06-SP-1010" and after due advertisement as provided in the Deed of Trust and as by law required, and due an timely notice having been given to the parties Thursday, 12/20/2006 3:00 PM, where upon the Clerk of Superior Court of Forsyth County, North Carolina authorized Grantor to proceed under said Deed of Trust and sell the real property as hereinafter described, Grantor, at 1/10/2007 3:00 PM, on Thursday, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Courthouse, in the City of , North Carolina, when and where U.S. BANK NATIONAL ASSOCIATION FOR THE BENEFIT OF CWM BS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2006-R1, became the last and highest bidder for the said land at the price of \$55,270.62, which bid was assigned to Grantee on or about March 22, 2007 and;

WHEREAS, Grantor duly reported said sale of the Clerk of Superior Court of Forsyth County, North Carolina, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the allowed by law; and

WHEREAS, said purchase price has been fully paid; and

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of said Deed of Trust, Grantor, as Substitute Trustee, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that certain lot or parcel of land, lying and being in Forsyth County, State of North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBER SEVEN (7) ON THE MAP FAIRVIEW HEIGHTS RECORDED IN BOOK 97 ON PAGE 592 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA. SEE ALSO DEED FROM S. D. BREWER AND WIFE, TO ROBERTA MINISH RECORDED IN DEED BOOK 222 AT PAGE 235. ALSO SEE DEED FROM JAMES C. GULLEDGE TO FRANKLIN D. GULLEDGE AND HIS WIFE IN BOOK 579, PAGE 269.

To Have and to Hold the said land, together with all the privileges and appurtenances thereunto belonging, unto said Grantee, its successors and assigns, forever, in as full and ample manner as Grantor is authorized and empowered as Substitute Trustee to convey the same.

In Witness Whereof, Grantor, Substitute Trustee, of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal, the day and year first above-written.

Butler & Hosch, P.A., Substitute Trustee

By: James L. DeLoach

Name: JAMES L. DELOACH

Title: EVP

STATE OF TEXAS

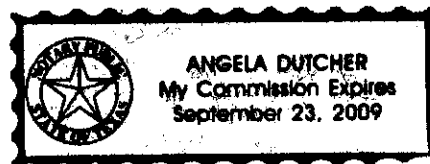
COUNTY OF DALLAS

I, Angela Dutcher, a Notary Public of the County and State aforesaid, certify that James L. DeLoach personally appeared before me this day and acknowledged that (s)he is Exec Vice President of Butler & Hosch, P.A., Substitute Trustee, that by authority duly given and as the act of the Substitute Trustee, the foregoing instrument was executed by (her)himself on behalf of Butler & Hosch, P.A., Substitute Trustee.

Witness my hand and official stamp or seal, this 22<sup>nd</sup> day of March, 2007.

Notary Public

My commission expires: 9/23/09



STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_