

2007023359 00146
 FORSYTH CO, NC FEE \$20.00
 STATE OF NC REAL ESTATE EXTX
\$275.00
 PRESENTED & RECORDED:
 04-24-2007 11:03 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2747
PG:1022-1024

ENVELOPE

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Butler & Hosch, P.A., 3185 S. Conway Rd. Ste E, Orlando, Florida 32812

| | | |
|-------------------------|---|------------------------|
| STATE OF NORTH CAROLINA |) | EXCISE TAX: \$ 275.00 |
| |) | PARCEL #: 6838 27 2135 |
| COUNTY OF FORSYTH |) | |

SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made this the 16th day of February, 2007, by and between Butler & Hosch, P.A., Substitute Trustee in the Deed of Trust hereinafter mentioned, by and through its Attorney-in-Fact, Fletcher & Rhoton, P.A., of Mecklenburg County, North Carolina, hereinafter referred to as "Grantor," and Homeowners Loan Corp., 4501 Circle 75 Parkway, Suite D4100, Atlanta, Georgia 30339, hereinafter referred to as "Grantee".

WITNESSETH

WHEREAS, ON 4/26/2005, JOHN WICKER, executed and delivered unto Swafford and Hayes Settlement Services, Inc., as Trustee, a certain Deed of trust which was duly Recorded on May 6, 2005, in Book 2563, at Page 235, 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 10/31/2005, in Book 2613, at Page 2198, 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 "05-SP-2081" 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 Friday, 12/13/2005 9:15:00 AM, 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 3/9/2006 10:30:00 AM, on Friday, 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 Winston-Salem, North Carolina, when and where COUNTRYWIDE HOME LOANS SERVICING LP, ON BEHALF OF CDC MORTGAGE CAPITAL INC., became the last and highest bidder for the said land at the price of \$137,700.00, which bid was assigned to Grantee on or about February 16, 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:

Situated in Winston Salem, Forsyth County, State of NC and being described as follows:

Being known and designated as Lot No. 20, as shown on the plat entitled Pinebrook Manor, Section 1, as recorded in Plat Book 32, Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for the more particular description. Together with improvements located thereon; said property being located at 5732 Haweswater Road, Winston-Salem, North Carolina.

The above legal description being the same as the last deed of record no boundary survey having been made at the time of this conveyance.

Parcel #6838-27-2135

BEING the same property conveyed to John Wicker and wife, Rachel A. Wicker, by deed from Secretary of Housing and Urban Development of Washington, D.C., dated 10-30-03, recorded 11-05-03, in Book 2420, page 73, in the Register of Deeds of Forsyth County, NC.

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.

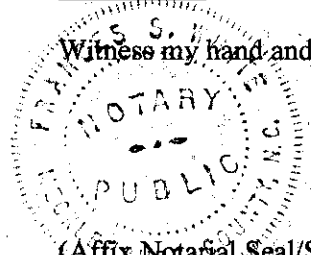
Butler & Hosch, P.A., Substitute Trustee

By: John W. Fletcher, III (SEAL)
John W. Fletcher, III NCB#15503
Fletcher & Rhoton, P.A.
Attorney-in-Fact for Substitute Trustee
P.O. Box 30368
Charlotte, N. C. 28230-0368
(704) 334-3400

STATE OF NORTH CAROLINA
County of Mecklenburg

I, a Notary Public of the County and State aforesaid, hereby certify that John W. Fletcher, III, President of Fletcher & Rhoton, P.A., said Fletcher & Rhoton, P.A., being Attorney-In-Fact for Butler & Hosch, P.A., personally appeared before me this day and being sworn says that Fletcher & Rhoton, P.A. by and through its President, John W. Fletcher, III executed the foregoing and annexed instrument for and on behalf of Butler & Hosch, P.A. and Fletcher & Rhoton, P.A.'s authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 2747, Page 1018 in the Office of the Register of Deeds for Forsyth County, North Carolina and that this instrument was duly executed under and by virtue of the authority given by said instrument granting it Power of Attorney; that John W. Fletcher, III acknowledged that he is President of Fletcher & Rhoton, P.A., a North Carolina professional association, that by authority duly given and as the act of association as Attorney-In-Fact for Butler & Hosch, P.A., the foregoing instrument was duly executed for the purpose therein expressed by its President, John W. Fletcher, III, for Fletcher & Rhoton, P.A., Attorney-In-Fact for Butler & Hosch, P.A., for and in behalf of said Fletcher & Rhoton, P.A.

Witness my hand and notarial seal, this 13th day of April, 2007.



Frances S. White
Notary Public
Name: FRANCES S. WHITE
My Commission Expires 10/31/2007

(Affix Notarial Seal/Stamp)

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date, time, and in the Book and Page shown on the first page hereof.

Register of Deeds for FORSYTH County, N.C.

By: _____ Deputy/Assistant-Register of Deeds

LOAN#: 0836000914
THIS INSTRUMENT PREPARED BY:
Butler & Hosch, P.A.
3185 S. Conway Rd. Ste E
Orlando, Florida 32812
FHA#: 70652304
NAME: John Wicker