

2007051494 00032

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$149.00

PRESENTED & RECORDED:

08-30-2007 09:49 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK:RE 2779

PG:3811-3813

En
THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale

Brock & Scott, PLLC

5431 Oleander Drive, Suite 200

Wilmington, NC 28403

File Number: 07-05155

PIN #: 6844-11-9527

Excise Tax: \$149.00

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

THIS SUBSTITUTE TRUSTEE'S DEED, made this 28th day of August, 2007, by and between Brock & Scott, PLLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and Wells Fargo Bank, NA, its successors and assigns as their interests may appear, whose address is 9062 Old Annapolis Road, Columbia, MD 21045, ("Grantee");

WITNESSETH:

WHEREAS, Genero Cisneros a/k/a Genaro Cisneros and Cecilia Guinto Mariche, executed and delivered a **Deed of Trust dated December 11, 2003 and recorded on December 12, 2003 in Book 2430 at Page 4581** of the Forsyth County Public Registry, to Tornow & Kangur, LLP, as Trustee; and

WHEREAS, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to **WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.**; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in Appointment of Substitute Trustee Recorded on May 15, 2007, in Book RE 2752, Page 2884 of the Forsyth County Public Registry, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose the 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 said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled Special Proceedings No. 07 SP 971, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on July 10, 2007, whereupon 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 herein below described, Grantor, on July 31, 2007 at 10:00AM, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. was the last and highest bidder for said land at the price of \$74,333.52; and

WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

WHEREAS, WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. requested transfer and assignment of its bid to the Grantee and whereas, under and by virtue of the authority contained in that certain Appointment of Substitute Trustee Recorded on May 15, 2007 in Book RE 2752, in Page 2884, Brock & Scott, PLLC, Substitute Trustee, assigned said bid to Wells Fargo Bank, NA, its successors and assigns in such office; and

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

BEING KNOWN AND DESIGNATED as lot no. 4 as shown on the revised Map of Easton which is recorded in Plat Book 14 at page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

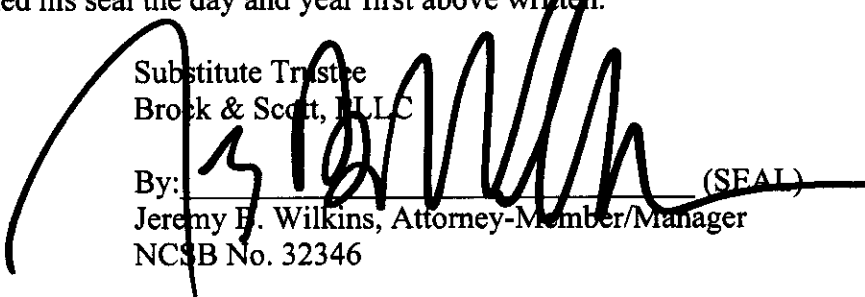
Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 1122 Charles Street, Winston Salem, NC 27107.

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

Substitute Trustee
Brock & Scott, PLLC

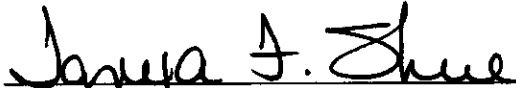
By:  (SEAL)
Jeremy B. Wilkins, Attorney-Member/Manager
NCSB No. 32346

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Tanya F. Shue, a Notary Public of Pender County and State aforesaid, do hereby certify that Jeremy B. Wilkins, Attorney – Member/Manager of Brock & Scott, PLLC, a North Carolina Professional Limited Liability Company, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the professional limited liability company.

WITNESS my hand and notary stamp or seal this 28th day of August, 2007.


Notary Public


My Commission Expires

NOTARY SEAL

