

2007070307 00013

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT**\$71.00**

PRESENTED &amp; RECORDED:

12-11-2007 09:25 AM

KAREN GORDON

REGISTER OF DEEDS  
BY: SHANNON BOSTIC-GRIFFITH  
DPTY**BK: RE 2800****PG: 3225-3227****ENVELOPE**

Mail after recording to:  
FRANK W. ERWIN, ATTORNEY  
825 Gum Branch Road, Suite 115  
Jacksonville, NC 28540

Index Description: 513 W. SPRAGUE STREET

Tax Stamps \$71.00

File #070146F

STATE OF NORTH CAROLINA

**SUBSTITUTE TRUSTEE'S DEED**

COUNTY OF FORSYTH

LOAN# 7010738792

**THIS DEED**, made this **OCTOBER 29, 2007**, by and between **FRANK W. ERWIN**, Substitute Trustee in the Deed of Trust hereinafter mentioned, of Onslow County, North Carolina, hereinafter referred to as "Grantor" and **BANK OF AMERICA, N.A.** hereinafter referred to as "Grantee", whose mailing address is 4161 Piedmont Parkway, NC4-105-63, Greensboro, NC 27410.

WITNESSETH:

**WHEREAS**, on 10/12/2001, **BONNIE KNOWLES MAURER, JIMMY E. MAURER** executed and delivered unto **PRLAP, INC.** as Trustee, a certain Deed of Trust which is duly recorded in the Office of the Register of Deeds for **FORSYTH** County, North Carolina in **Book 2222, Page 2005** to which reference is hereby made; 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 **Book 2776, Page 352** 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**, **BANK OF AMERICA, N.A.** is successor by merger and/or name change to **NCNB National Bank of North Carolina, NationsBank of North Carolina, N.A., NationsCredit Financial Services Corp, NationsBank, National Association (Carolinas), Nationsbank of Virginia, Sovran Bank, N.A., Goldome Mortgage, NationsBank, N.A., Fleet Bank, Fleet National Bank, Fleet Bank National Association, Summit Bank, Oxford Credit Corp., MBNA America (Delaware), N.A. and NationsBank, N.A. (Carolinas).**

**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, numbered **2007 SP 1631** 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 to said special proceeding, and a proper hearing having been conducted on **SEPT. 25, 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 hereinbelow

**ERWIN, SIMPSON & STROUD Attorneys, P.L.L.C.** - Telephone: (910) 346-9671  
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

described, Grantor at 12:01 PM on **OCTOBER 16, 2007**, 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 steps in **WINSTON SALEM**, North Carolina, when and where **BANK OF AMERICA, N.A.** became the last and highest bidder for said land at the price of **\$35154.20**; and

**WHEREAS**, Grantor duly reported the land sale to the Clerk of Superior Court of **FORSYTH** County as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon in the time allowed by law;

**WHEREAS**, said purchase price has now been fully paid; and

**WHEREAS**, Grantor has filed with said Clerk a Final Report and Account showing all receipts and disbursements of Grantor, and said Clerk has audited and approved the said Final Report and Account;

**NOW, THEREFORE**, in consideration of the premises and the payment of said purchase price by Grantee, the receipt 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 its 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 all property as shown on Exhibit A, attached hereto and incorporated herein by reference as if fully set forth.**

**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 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.

\_\_\_\_\_  
Frank W. Erwin, Substitute Trustee (SEAL)

Onslow County  
North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: FRANK W. ERWIN

Date: 10/29/2007

\_\_\_\_\_  
(Official Signature of Notary)

JUDY COX, Notary Public

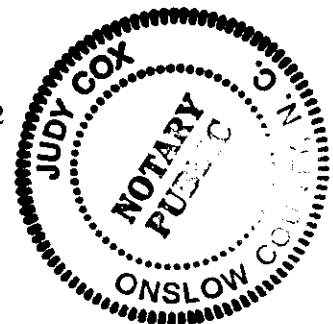
My commission expires: 1/14/2012

(Official Seal)

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~~BK 2222 PG 2012~~

SCHEDULE "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN FORSYTH COUNTY,  
STATE OF NORTH CAROLINA IN WINSTON TOWNSHIP, AND BOUNDED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 50 AS SHOWN ON THE MAP OF BABSON  
PLACE RECORDED IN PLAT BOOK 1, PAGE 41 IN THE OFFICE OF THE REGISTER  
OF DEEDS OF FORSYTH COUNTY, N.C.

BEING THE SAME PROPERTY CONVEYED TO BONNIE KNOWLES MAURER AND  
HUSBAND, JIMMY W. MAURER BY DEED FROM W. HAROLD BOLES AND HIS WIFE  
ANNIS G. BOLES, RECORDED 07/17/1996 IN DEED BOOK 1910 PAGE 3099, IN  
THE REGISTER OF DEEDS OFFICE FOR FORSYTH COUNTY, NORTH CAROLINA.

TAX ID# 0968-050