

2007071915 00077

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

**\$174.00**

PRESENTED & RECORDED:

**12-19-2007 11:22 AM**

KAREN GORDON  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS  
ASST

**BK: RE 2802**

**PG: 2079-2081**

**THIS INSTRUMENT PREPARED BY & RETURN TO:**

Post Sale

Brock & Scott, PLLC

5431 Oleander Drive, Suite 200

Wilmington, NC 28403

File Number: 07-08700

PIN #: 3461032

Excise Tax: \$174.00

ENVELOPE

STATE OF NORTH CAROLINA

**SUBSTITUTE TRUSTEE'S DEED**

COUNTY OF FORSYTH

**THIS SUBSTITUTE TRUSTEE'S DEED**, made this 13th day of December, 2007, by and between Brock & Scott, PLLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Deutsche Bank National Trust Company, As Trustee of Ameriquest Mortgage Securities, Inc. Asset Backed Pass Through Certificates Series 2005-R1, Under the Pooling and Servicing Agreement dated as of February 1, 2005, without recourse**, its successors and assigns as their interests may appear, whose address is **505 City Parkway West, Orange, CA 92868**, ("Grantee");

**WITNESSETH:**

**WHEREAS, RICKY R. REAVES**, a single man, executed and delivered a **Deed of Trust dated December 8, 2004 and recorded on December 21, 2004 in Book RE 2528 at Page 4426** of the Forsyth County Public Registry, to CT- MORTGAGE INFORMATION SERVICES, 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 Deutsche Bank National Trust Company, As Trustee of Ameriquest Mortgage Securities, Inc. Asset Backed Pass Through Certificates Series 2005-R1, Under the Pooling and Servicing Agreement dated as of February 1, 2005, without recourse; 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 September 20, 2007, in Book RE2784, Page 1816 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 1914, 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 October 23, 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 November 27, 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 Deutsche Bank National Trust Company, As Trustee of Ameritrust Mortgage Securities, Inc. Asset Backed Pass Through Certificates Series 2005-R1, Under the Pooling and Servicing Agreement dated as of February 1, 2005, without recourse was the last and highest bidder for said land at the price of \$86,593.79; 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;

**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:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF WINSTON-SALEM, OLDTOWN TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON FOUND IN THE RIGHT-OF-WAY OF BLUEBIRD LANE AND RUNNING FROM SAID IRON SOUTH 86 DEGREES 58 MINUTES 00 SECONDS EAST 21.39 TO AN IRON FOUND BEING IN THE EAST LINE OF REBECCA L. MITCHELL, DEED BOOK 1945, PAGE 1172, FORSYTH COUNTY REDISTRY; THENCE CONTINUING SOUTH 86 DEGREES 58 MINUTES 00 SECONDS EAST ALONG MITHCELL'S LINE, 203.61 FEET TO AN IRON STAKE IN A LINE WITH FORMERLY OR NOW "TOWERGATE" ASSOCIATES; THENCE ALONG "TOWERGATE" ASSOCIATES LINE SOUTH 03 DEGREES 38 MINUTES 38 SECONDS WEST 100 FEET TO AN IRON STAKE IN A LINE

WITH YVETTE A. BLAXLEY, DEED BOOK 1920, PAGE 90, FORSYTH COUNTY REGISTRY; THENCE ALONG BLAXLEY'S LINE NORTH 86 DEGREES 58 MINUTES 00 SECONDS WEST 207.11 FEET TO A FOUND IRON STAKE; THENCE CONTINUING NORTH 86 DEGREES 58 MINUTES 00 SECONDS WEST 17.89 FEET TO A NONMONUMENTED POINT IN THE RIGHT-OF-WAY OF BLUEBIRD LANE; THENCE ALONG THE RIGHT-OF-WAY OF BLUEBIRD LANE NORTH 03 DEGREES 38 MINUTES 38 SECONDS EAST 100 FEET TO THE PLACE AND POINT OF BEGINNING, CONTAINING 0.5165 ACRES PLUS OR MINUS THIS DESCRIPTION TAKEN FROM A PLAT PREPARED BY SIZEMORE & ASSOCIATES, P. A., DATED 11-11-98.

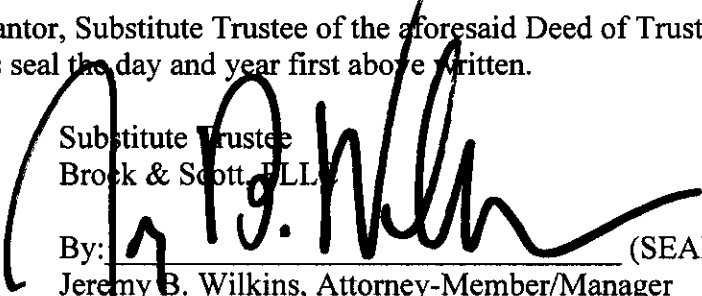
Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 2656 Bluebird Lane, Winston Salem, NC 27106.

**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

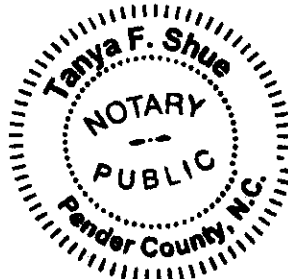
COUNTY OF NEW HANOVER


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 13th day of December, 2007.

  
Notary Public

NOTARY SEAL



  
My Commission Expires