

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

Post Sale  
Brock & Scott, PLLC  
5431 Oleander Drive, Suite 200  
Wilmington, NC 28403  
File Number: 07-12613  
PIN #: 6836719609  
Excise Tax: \$58.00

ENVELOPE



**2008010162 00042**

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

**\$58.00**

PRESENTED & RECORDED:

**02-29-2008 10:51 AM**

KAREN GORDON  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS  
ASST

**BK: RE 2815  
PG: 2161-2163**

STATE OF NORTH CAROLINA

**SUBSTITUTE TRUSTEE'S DEED**

COUNTY OF FORSYTH

**THIS SUBSTITUTE TRUSTEE'S DEED**, made this 27th day of February, 2008, by and between Brock & Scott, PLLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Wells Fargo F/K/A Norwest Bank of Minnesota, National Association, as Trustee for the registered holders from time to time for First Union Home Equity Loan Trust 1998-1, Home Equity Loan Asset Backed Certificates, Series 1998-1**, its successors and assigns as their interests may appear, whose address is **701 Corprate Center Drive Mailcode: NC4743, Raleigh, NC 27607**, ("Grantee");

**WITNESSETH:**

**WHEREAS, HENRY F PORTER, Widower**, executed and delivered a **Deed of Trust dated January 19, 1998 and recorded on January 23, 1998 in Book 1982 at Page 2333** of the Forsyth County Public Registry, to CHRIS ODDLEIFSON, 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 F/K/A Norwest Bank of Minnesota, National Association, as Trustee for the registered holders from time to time for First Union Home Equity Loan Trust 1998-1, Home Equity Loan Asset Backed Certificates, Series 1998-1; 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 November 9, 2007, in Book RE 2794, Page 3247 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 2362, 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 January 15, 2008, 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 February 5, 2008 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 F/K/A Norwest Bank of Minnesota, National Association, as Trustee for the registered holders from time to time for First Union Home Equity Loan Trust 1998-1, Home Equity Loan Asset Backed Certificates, Series 1998-1 was the last and highest bidder for said land at the price of \$28,662.90; 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:

BEING Lot No. 22 as shown on the plat of Eastern Heights as recorded in Book 73, Page 546, in the Office of the Register of Deeds of Forsyth County, North Carolina (Deed Book 175, Page 234). Being the same as that described in Deed Book 1343, Page 734, Public Registry of Forsyth County, North Carolina.

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

Said property is commonly known as 1314 North Jackson Avenue, Winston Salem, NC 27101.

**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

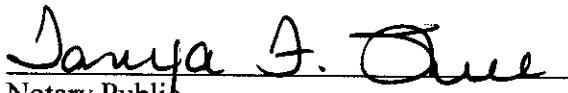
By:  (SEAL)  
Jeremy B. Wilkins, Attorney-Member/Manager  
NCSB No. 32346

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 27th day of February, 2008.

  
Notary Public

05-30-2011  
My Commission Expires

NOTARY SEAL

