

2008038110 00155

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

\$488.00

PRESENTED & RECORDED:

07-23-2008 02:59 PM

KAREN GORDON
REGISTER OF DEEDS
BY: SHANNON BOSTIC-GRIFFITH
DPTY

BK: RE 2845

PG: 3483-3485

ENVELOPE

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale
Brock & Scott, PLLC
5431 Oleander Drive, Suite 200
Wilmington, NC 28403
File Number: 08-06000
PIN #: 5342C015
Excise Tax: \$488.00

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

THIS SUBSTITUTE TRUSTEE'S DEED, made this 22nd day of July, 2008, by and between Brock & Scott, PLLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Wells Fargo Bank, N.A. as Trustee for the MLMI Trust Series 2006-WMC1**, its successors and assigns as their interests may appear, whose address is **Wilshire, 14523 SouthWest Millikan Way, Suite 200, Beaverton, OR 97005**, ("Grantee");

WITNESSETH:

WHEREAS, MARTHA MARIE JOHNSON, executed and delivered a **Deed of Trust dated November 14, 2005 and recorded on November 15, 2005 in Book RE 2617 at Page 1600** of the Forsyth County Public Registry, to WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION, 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, N.A. as Trustee for the MLMI Trust Series 2006-WMC1; 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 5, 2008, in Book RE 2830, Page 325 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. 08 SP 1043, 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 June 17, 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 July 8, 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 Bank, N.A. as Trustee for the MLMI Trust Series 2006-WMC1 was the last and highest bidder for said land at the price of \$243,803.82; 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 know and designated as Lot 15, as shown on the Map of Windsor Park, (Section 1), as revised, recorded in Plat Book 30, Page 199, Forsyth County Registry, reference to which 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 458 Windsor Park Road, Kernersville, NC 27284.

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: [Signature] (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 22nd day of July, 2008.

[Signature]
Notary Public

05-30-2011
My Commission Expires

