

2008055334 00111

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

11-17-2008 11:59 AM

KAREN GORDON

REGISTER OF DEEDS

BY: SHANNON BOSTIC-GRIFFITH
DPTY

BK: RE 2862

PG: 2220-2222

ENVELOPE

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale

Brock & Scott, PLLC

5431 Oleander Drive, Suite 200

Wilmington, NC 28403

File Number: 08-10056

PIN #: 6827-72-6191.00

Excise Tax: *Exempt*

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

THIS SUBSTITUTE TRUSTEE'S DEED, made this 23rd day of October, 2008, by and between Brock & Scott, PLLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Secretary Of Housing And Urban Development**, its successors and assigns as their interests may appear, whose address is **40 Marietta St., Atlanta, GA 30303**, ("Grantee");

WITNESSETH:

WHEREAS, ROBIN M SCALES (UNMARRIED), executed and delivered a **Deed of Trust dated November 5, 2007 and recorded on November 5, 2007 in Book RE 2794 at Page 334** of the Forsyth County Public Registry, to PRLAP, INC., 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 Bank of America, N.A.; 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 July 17, 2008, in Book RE 2844, Page 3850 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 1652, 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 August 26, 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 September 16, 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 Bank of America, N.A. was the last and highest bidder for said land at the price of \$106,931.17; 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, Bank of America, N.A. 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 July 17, 2008 in Book RE 2844, in Page 3850, Brock & Scott, PLLC, Substitute Trustee, assigned said bid to Secretary Of Housing And Urban Development, 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:

Robin M. Scales
Lot 8 and part of Lot 9, Daltonia
4016 Dalton Street

Property Description:

BEGINNING at a point on the western edge of Dalton Street, said point marking the southeastern corner of Lot 7, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the edge of Dalton Street, South 02° 20' West 90.00 feet to a point; thence a new line, North 88° 14' West 200.00 feet to a point on the eastern edge of Lot 20, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the eastern edge of Lot 20 and Lot 19, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry), North 02° 20' East 90.00 feet to a point; thence South 88° 14' East 200.00 feet to a point marking the point and place of BEGINNING.

The above described property is all of Lot 8 and the northern one-half of Lot 9 in Block/Lot 4 of Daltonia No. 3 recorded in Plat Book 10, Page 75, Forsyth County Registry.

This is the same property as described in Book 2676, Page 170, Forsyth Registry and is designated as Tax Lots 008 and 009A in Block 2284 on the Forsyth County tax maps.

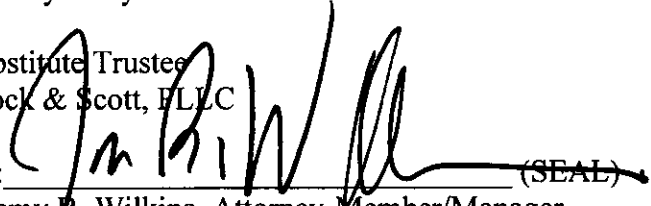
Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 4016 Dalton Street, Winston Salem, NC 27105.

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

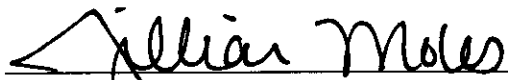
By:  (SEAL)
Jeremy B. Wilkins, Attorney-Member/Manager
NCSB No. 32346

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Jillian Moles, a Notary Public of New Hanover 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 23rd day of October, 2008.


Notary Public

5/5/2013
My Commission Expires

NOTARY SEAL

