



2010011745 00075

FORSYTH CO, NC FEE \$22.00  
STATE OF NC REAL ESTATE EXT X

\$260.00

PRESENTED &amp; RECORDED

04-01-2010 12:12:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY B. CAMPBELL  
DPT

BK: RE 2939

PG: 2428-2429

## ENVELOPE

Drawn By & Mail To: **THE CAUDLE LAW FIRM, P.A.**,  
2101 Rexford Road, Suite 165W  
Charlotte, N.C. 28211

**SUBSTITUTE TRUSTEE'S DEED****Excise Tax: \$260.00**

**TAX PARCEL NO. 3234 108**  
**STATE OF NORTH CAROLINA**  
**COUNTY OF Forsyth**

**THIS DEED** made this **30th day of March, 2010**, by and between The Caudle Law Firm, P.A., Substitute Trustee, c/o Litton Loan Servicing LP, 4828 Loop Central Drive, Houston, TX 77081-2226, in the Deed of Trust hereinafter mentioned, of Mecklenburg County, North Carolina Grantor and **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-4, c/o Litton Loan Servicing LP, 4828 Loop Central Drive, Houston, TX 77081-2226**, Grantee;

**WITNESSETH:**

**THAT** whereas **Crabb, Billy R. & Amy G. Crabb, Tenants by the Entirety** executed and delivered unto **Data Search**, Trustee, a certain Deed of Trust dated **April 25, 2002**, which was duly recorded in the Office of the Registrar of Deeds for **Forsyth** County, North Carolina in Book **2249** at Page **6527** to which reference is hereby made; and whereas on **January 8, 2010**, a certain Appointment of Substitute Trustee document was recorded in the Office of the Register of Deeds for **Forsyth** County, North Carolina in Book **2928** at Page **3165** by which **Data Search** and all subsequent substitute trustees were removed as Trustee in said Deed of Trust and **The Caudle Law Firm, P.A.** was substituted as Trustee therein; and whereas, default having occurred in payment of the indebtedness secured by said Deed of Trust and in the performance of the stipulations and conditions therein contained, due demand was made upon the Trustee by the owner and holder of the indebtedness secured by said Deed of Trust or part of same 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 the said Deed of Trust, and said Substitution of Trustee document and in accordance with the terms and stipulations of same and after due advertisement as in said Deed of Trust provided and as by law required; and pursuant to an Order of the Clerk of Superior Court of **Forsyth** County, North Carolina, in Special Proceeding Number **10-SP-79**, reference to which is hereby made, said Order having been issued after due notice to all interested parties and after a hearing before said Clerk, the Trustee at **10:00** o'clock on **10th day of March, 2010**, did expose the land described in said Deed of Trust and hereinafter described and conveyed, for sale at public auction at the **Forsyth** County Courthouse, in **Winston Salem**, North Carolina, at the usual place of sale where sales of real estate are held, and did sell said land, when and where **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-4** became the last and highest bidder for the land at the price of **\$130,000.00** and whereas the Trustee duly reported said sale to the Clerk of Superior Court of **Forsyth** County, as by law required, and thereafter said sale remained open ten (10) days, and no advanced or upset bid was placed thereon within the time allowed by law; and whereas the Clerk of Superior Court of **Forsyth** County, North Carolina, has entered an Order confirming said sale; and whereas, said purchase price has been fully paid.

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt of which is hereby acknowledged and pursuant to the authority vested in him by the terms of said Deed of Trust, said Substitute Trustee, as aforesaid, does hereby bargain, sell, grant and convey unto Grantee, its successors and assigns, all that certain parcel of land situated in the Township of

**Middle Fork Number Two**, County of Forsyth, State of North Carolina, and being more particularly designated and described as follows:

**All that certain lot or parcel of land situated in the County of Forsyth, North Carolina and more particularly described as follows:**

**Beginning at an existing iron pipe, said existing iron pipe being located in the west margin of Tulip Drive, said pipe also being the Southeast corner of the property of Joe L. Shaver (Deed Book 1955, Page 2548, Forsyth County, Registry); thence from said beginning point South 88 deg. 58 min. 33 sec. West 99.15 feet to an existing iron pipe; thence continuing with Shaver's South line North 88 deg. 23 min. 50 sec. West 161.43 feet to an existing iron pipe, the Southwest corner of the Shaver property; thence South 02 deg. 06 min. 00 sec. West 90.00 feet to an existing iron pipe; thence South 88 deg. 09 min. 54 sec. East 260.70 feet to an existing iron pipe in the West margin of said Tulip Drive; thence continuing with said Western margin North 01 deg. 56 min. 18 sec. East 95.60 feet to an existing iron pipe, being the point and place of beginning.**

**Said property containing 23,814 square feet and 0.547 acre, more or less, all according to a survey by Kent J. Franklin, dated October 6, 2000 and being known as a map for Zella L. Frazier.**

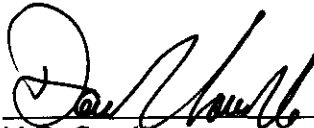
**Subject to restrictions and easements of record, if any.**

**The abovereferenced property does not include the primary residence of at least one of the Grantors. (NCGS § 105-317.2)**

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging unto said Grantee, its successors and assigns forever, in as full and ample manner as the said Substitute Trustee, is authorized and empowered to convey same, subject to general easements and restrictions or record, previous encumbrances, and ad valorem property taxes.

IN WITNESS WHEREOF, the said Substitute Trustee, as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

**The Caudle Law Firm, P.A.,**  
Substitute Trustee

By:  (SEAL)  
David R. Caudle,  
President & Attorney at Law  
State Bar Number 6075

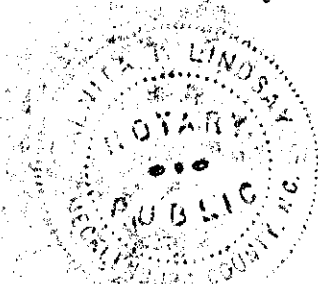
**STATE OF NORTH CAROLINA**

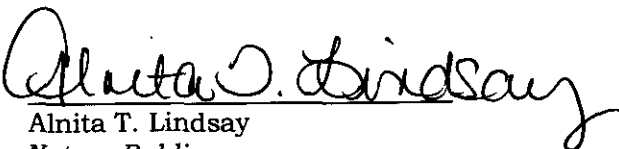
**COUNTY OF MECKLENBURG**

)  
) **SS.**  
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I, Alnita T. Lindsay, a Notary Public of the County and State aforesaid, do hereby certify that David R. Caudle personally came before me this day and acknowledged that he is President of The Caudle Law Firm, P.A., a Professional Association, and that by authority duly given and as the act of the Professional Association, the foregoing instrument was signed in its name by himself as its President.

WITNESS my hand and notarial seal, this the 30th day of March, 2010.



  
Alnita T. Lindsay  
Notary Public  
My Commission Expires: 09/07/2014

Foreclosed Parties: Billy R. Crabb and Amy G. Crabb