



2010016683 00027

FORSYTH CO, NC FEE \$22.00  
STATE OF NC REAL ESTATE EXT  
\$240.00PRESENTED & RECORDED:  
05-07-2010 10:00:00 AMC. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: A GORDON  
DPT

BK: RE 2944

PG: 3084-3085

## 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: \$240.00****TAX PARCEL NO. Block 1908 Lot 018 B**  
**STATE OF NORTH CAROLINA**  
**COUNTY OF Forsyth**

**THIS DEED** made this **5 day of May, 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, as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2, c/o Litton Loan Servicing LP, 4828 Loop Central Drive, Houston, TX 77081-2226**, Grantee;

WITNESSETH:

**THAT** whereas **Brian Clark and wife, Cynthia Eppersson Olson Clark** executed and delivered unto **The Park Law Firm, P.A.**, Trustee, a certain Deed of Trust dated **October 16, 2003**, which was duly recorded in the Office of the Registrar of Deeds for **Forsyth** County, North Carolina in Book **2414** at Page **18** to which reference is hereby made; and whereas on **February 18, 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 **2933** at Page **1831** by which **The Park Law Firm, P.A.** 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-427**, 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 **11:00 AM** on **21st day of April, 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, as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-2** became the last and highest bidder for the land at the price of **\$120,000.00** 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 City of **Winston-Salem**, County of Forsyth, State of North Carolina, and being more particularly designated and described as follows:

**TRACT 1**

**BEING KNOWN AND DESIGNATED as Lots 19 and 20 as shown on the Plat of Forest Hills, Section 1, recorded in Plat book 7, Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, and reference is hereby made to said plat for a more accurate description of said lots.**


**TRACT 2**

**BEGINNING at a point in the south side of Clayton Street, the northwest corner of Lot 19, running thence along the south side of said street in a westwardly direction 27.5 feet to a point, the middle line of Lot 18, 145 feet to a point in the northern line of Lot 15, thence along a part of the northern line of Lot 15 in an eastwardly direction 27.5 feet to a point, the northwest corner of Lot 14; thence along the west line of Lot 19 in the northerly direction 145 feet to the plat of BEGINNING. The property described herein is the southeast half of one-half of Lot 18 that joins Lot 19 as shown on the plat of Forest Hills, Section 1, a plat of said property being recorded in Plat book 7, Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. 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**

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) **SS.**  
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I, Paulette R. Meyers, 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 5 day of May, 2010.

**Paulette R. Meyers**  
Notary Public  
Mecklenburg County, NC  
My Commission Expires May 19, 2011

  
Paulette R. Meyers  
Notary Public  
My Commission Expires: 05/19/2011