



2011013913 00020

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$78.00

PRESENTED & RECORDED:
04-12-2011 09:24:58 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPT

BK: RE 2997
PG: 2465-2467

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale
Brock & Scott, PLLC
5431 Oleander Drive, Suite 200
Wilmington, NC 28403
File Number: 10-24839
PIN #: 682987782900
Excise Tax: \$78.00

ENVELOPE

STATE OF NORTH CAROLINA

SUBSTITUTE TRUSTEE'S DEED

COUNTY OF FORSYTH

NCGS 105-317.2 Report on transfers of real property – requirements

Grantor's address: see above "return to" address

Grantee's address: see below paragraph

Primary residence: As the Substitute Trustee of a special proceedings foreclosure file, this firm does not occupy any property as its residence. As to the original mortgagor(s), this firm does not have any specific knowledge as to whether the mortgagor(s) were occupying the property at the time of foreclosure sale.

This instrument was prepared by: Brock & Scott, PLLC, a licensed North Carolina attorney/law firm. The Grantee is receiving title because they were the successful bidder at a foreclosure sale of the below mentioned property. Any potential bidders were notified that the sale of the property would be made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. Therefore, the Grantee assumes responsibility for any unpaid taxes.

THIS SUBSTITUTE TRUSTEE'S DEED, made this 5th day of April, 2011, by and between Brock & Scott, PLLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and CitiMortgage Inc., its successors and assigns as their interests may appear, whose address is in c/o CitiMortgage, Inc., 1000 Technology Drive, O'FALLON, MO 63368, ("Grantee");

WITNESSETH:

WHEREAS, EDGAR N JOHNSON AND PLUSHIE M JOHNSON, executed and delivered a Deed of Trust dated December 15, 1998 and recorded on December 16, 1998 in Book 2041 at Page 1370 of the Forsyth County Public Registry, to CHARLES R CUNNINGHAM, 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 CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc.; 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 September 23, 2010, in Book RE 2965, Page 1597 of the Forsyth County Public Registry, due demand was made on the Grantor by the 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. 10 SP 2363, 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 March 1, 2011, 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 March 22, 2011 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 CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc. was the last and highest bidder for said land at the price of \$38,516.41; 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, CitiMortgage, Inc. successor by reason of merger with CitiFinancial Mortgage Company, Inc. 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 September 23, 2010 in Book RE 2965, in Page 1597, Brock & Scott, PLLC, Substitute Trustee, assigned said bid to CitiMortgage Inc., 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:

LOT 96, "PINEBROOK VALLEY," SECTION 2, PLAT BOOK 26, PAGE 31, FORSYTH COUNTY REGISTRY. TOGETHER WITH IMPROVEMENTS LOCATED THEREON; SAID PROPERTY BEING LOCATED AT 1208 WEST ROLLINGWOOD CIRCLE, WINSTON-SALEM, NORTH CAROLINA.

LOT 96, BLOCK 4951A, BETHANIA TOWNSHIP.

BEING THE SAME PROPERTY DESCRIBED IN A DEED, DATED MAY 1, 1995 FROM H. TERRY HUTCHENS, SUBSTITUTE TRUSTEE, TO THE SECRETARY OF VETERANS AFFAIRS, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA, IN BOOK 1856, PAGE 2906.

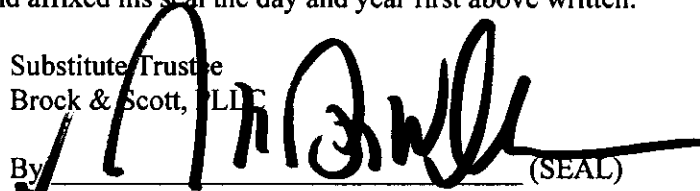
Save and except any releases, deeds of release or prior conveyances of record.

Said property is commonly known as 1208 West Rollingwood Circle, 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

___ Matthew J. Herrle, Attorney-Member/Manager, NCSB No. 34815

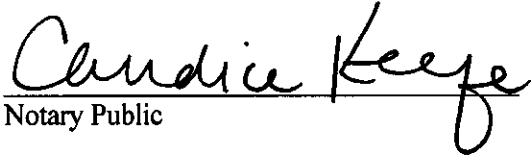
___ Roland C. Draughn III, Attorney-Member/Manager, NCSB No. 36725

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Candice Keefe, a Notary Public of Brunswick 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 5th day of April, 2011.


Notary Public

06-03-2015
My Commission Expires

NOTARY SEAL

