



2013002854 00060

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

01-22-2013 09:30:31 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY
DPTY

BK: RE 3102

PG: 1836-1838

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale

Trustee Services of Carolina, LLC

c/o Brock & Scott, PLLC

5431 Oleander Drive

ENVELOPE

Wilmington, NC 28403

File Number: 09-15436

PIN #: 6826-75-8775-00

Excise Tax: *Exempt*

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 Jan 16th 2012, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Federal Home Loan Mortgage Corporation**, its successors and assigns as their interests may appear, whose address is **8250 Jones Branch Dr., McLean, VA 22102**, ("Grantee");

WITNESSETH:

WHEREAS, ROBBIE M. WATSON AND Shelbia J. Watson, executed and delivered a **Deed of Trust dated July 27, 2001 and recorded on July 31, 2001 in Book 2191 at Page 1181** of the Forsyth County Public Registry, to Stuart Clarke at Thorpe & Clark, 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 PHH Mortgage Corporation; 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 June 23, 2011, in Book 3007, Page 1549 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. 09 SP 1752, 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 October 30, 2012, 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 November 27, 2012 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, conveyances and releases, and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where PHH Mortgage Corporation was the last and highest bidder for said land at the price of \$17,209.09; 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, PHH Mortgage Corporation 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 June 23, 2011 in Book 3007, in Page 1549, Trustee Services of Carolina, LLC, Substitute Trustee, assigned said bid to Federal Home Loan Mortgage Corporation, 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:

Being more particularly described by a legal description attached hereto and made a part thereof. Being the same premises conveyed to Robbie M. Watson & Shelbia J. Watson by deed dated 10/15/99 and recorded in the Forsyth county recorder's office in deed book 2089 page 2818. This is a first and paramount mortgage lien on the above described premises.

BEING KNOWN AND DESIGNATED as Lot No. 6, as shown on the Map of Part of ALTA VISTA as recorded in Plat Book 13, Page 91, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 1591, Page 1056, Forsyth County Registry.

BEING INFORMALLY KNOWN as Tax Lot 6, Block 1456, Winston Township, Forsyth County Tax Records.

Property address: 724 W. 26th Street, Winston-Salem, NC 27105

Said property is commonly known as 724 West 26th 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.

Trustee Services of Carolina, LLC
Substitute Trustee

By: *Aaron B. Anderson*
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

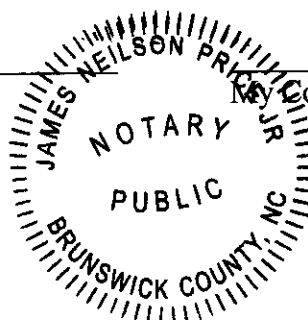
COUNTY OF NEW HANOVER

I, James Neilson Price Jr., a Notary Public of Brunswick County and State aforesaid, do hereby certify that Aaron B. Anderson, Member/Manager of Trustee Services of Carolina, LLC, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and notary stamp or seal this 16 day of JAN, 2013.

Notary Public

NOTARY SEAL



2-5-2017
My Commission Expires