



2015002991 00105

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$190.00

PRESENTED & RECORDED:
 01-28-2015 03:10:21 PM

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

BK: RE 3214

PG: 2720-2722

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale
 Brock & Scott, PLLC
 5431 Oleander Drive, Suite 200
 Wilmington, NC 28403
 File Number: 14-19386, Case Number: 14 SP 1340
 PIN #: 6844-65-3630.00
 Excise Tax: 192.28 G.S. - 105-228.28

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 22 Jan 2015, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Wells Fargo Bank, N.A.**, its successors and assigns as their interests may appear, whose address is **C/O Carrington Mortgage Services, 1610 E. St. Andrew Place #B150, Santa Ana, CA 92705**, ("Grantee");

WITNESSETH:

WHEREAS, Jesse Lee Powers and Buena B. Powers, executed and delivered a **Deed of Trust** dated **August 1, 2011** and recorded on **November 11, 2011** in **Book 3029** at **Page 1417** of the Forsyth County Public Registry, to **William R. Echols**, 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 Wells Fargo Bank, 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 September 8, 2014, in Book RE 3195, Page 3031 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. 14 SP 1340, 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 28, 2014, 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 December 16, 2014 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 Wells Fargo Bank, N.A. was the last and highest bidder for said land at the price of \$95,000.00; 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;

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:

The land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:

Beginning at an iron stake in the West line of Leight Street Extension, formerly Mill Road, said stake being 800 feet more or less southwardly from Sprague Street, said stake being also at the Southeast corner of McLean Trucking Company Property; running thence along the West line of Leight Street Extension South 8 degrees 44 minutes West 200 feet to an iron stake, a new corner of Elliott land; thence along a new line North 88 degrees 51 minutes West 325 feet to an iron stake; thence another new line North 8 degrees 44 minutes East 200 feet to an iron stake in the South line of McLean Trucking Co. Property; thence along the south line of said trucking compnay property South 88 degrees 51 minutes East 325 feet to the beginning, being part of Lot 2, on the Map of J.J.

Leight Property as recorded in Plat Book 10, Page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina;

And in Book 1815 at Page 480, described as:

Being known as Lot 3K as shown on the Forsyth County Tax Map Block 2596. 96 feet of said lot being bordered by property owned by Ralph L. Speaks, 105 feet being bordered by property owned by Harry B. Graham, 200 feet being bordered by property owned by Frank J. Maestri and 25 feet more or less being bordered by property owned by Joseph V. Pinto.

Together with improvements located thereon; said property being located at 2330 Leight Street, North Carolina.

Said property is commonly known as 2330 Leight Street, Winston Salem, NC 27107.

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: [Signature]
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Ginger Martindale, a Notary Public of Pender 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 22 day of Jan, 2015.

[Signature]
Notary Public

JAN 22 2015

My Commission Expires

NOTARY SEAL

GINGER MARTINDALE
NOTARY PUBLIC
PENDER COUNTY, NC