



2017000235 00047

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$60.00

PRESENTED & RECORDED  
01-04-2017 09:58:34 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: LORI HOLLOWAY  
DPTY

**BK: RE 3326**  
**PG: 3017-3019**

**THIS INSTRUMENT PREPARED BY & RETURN TO:**

Post Sale  
Brock & Scott, PLLC  
5431 Oleander Drive, Suite 200  
Wilmington, NC 28403  
File Number: 15-14645, Case Number: 16 SP 765  
PIN #: 6826-81-3507 **ENVELOPE**  
Excise Tax: \$60.00

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 DEC 27 2016, 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 3476 Stateview Boulevard, Fort Mill, SC 29715, ("Grantee");

**WITNESSETH:**

**WHEREAS, Margaret V. Speas and Derrick A. Speas, executed and delivered a Deed of Trust dated December 3, 2010 and recorded on January 7, 2011 in Book RE 2984 at Page 883 rerecorded on April 19, 2016 in Book RE 3281, Page 2894 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 June 3, 2016, in Book RE 3289, Page 4191 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. 16 SP 765, 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 September 27, 2016, 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 6, 2016 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 \$30,000.00; 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 ON THE WEST SIDE OF THURMOND STREET, SAID STAKE BEING THE SOUTHEAST CORNER OF LOT NO. 9; RUNNING THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF LOT NO. 9 218.1 FT. TO AN IRON STAKE, THE SOUTHWEST CORNER OF LOT NO. 9; RUNNING THENCE IN A SOUTHERNLY DIRECTION ALONG THE EAST LINE OF CHILDREN'S HOME PROPERTY 50 FT. TO AN IRON STAKE, THE NORTHWEST CORNER OF LOT NO. 7; RUNNING THENCE IN AN EASTERNLY DIRECTION ALONG THE NORTH LINE OF LOT NO. 7 223.3 FT. TO AN IRON STAKE, IN THE WEST LINE OF THURMOND STREET; RUNNING

THENCE IN A NORTHERNLY DIRECTION ALONG THE WEST LINE OF THURMOND STREET 50 FT. TO THE PLACE OF BEGINNING. BEING ALL OF LOT NO. 8, MAP OF CLINARD CREST, WINSTON-SALEM, N.C. SURVEYED BY FRED FUNSLER, C. E., RECORDED IN PLAT BOOK 10, PAGE 92, OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, N.C.

Together with improvements located thereon; said property being located at 1304 Thurmond Street, North Carolina.

Said property is commonly known as 1304 Thurmond 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: *[Signature]*  
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Ashley R. Nolan, a Notary Public of New Hanover 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 27<sup>th</sup> day of Dec, 2016.

*Ashley R Nolan*  
Notary Public

**DEC 17 2018**  
My Commission Expires

NOTARY SEAL

