

**2017022354 00015**

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

**\$122.00**

PRESENTED & RECORDED

06/08/2017 09:27:05 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3351**

**PG: 1696 - 1698**



**TRUSTEE'S DEED**

**13-052865**

Grantee's Address:

U.S. Bank N.A., as trustee, on behalf of the holders of the J.P.  
Morgan Mortgage Acquisition Corp. 2005-WMC1 Asset  
Backed Pass-Through Certificates, Series 2005-WMC1  
3217 S. Decker Lake Dr.  
Salt Lake City, Utah 84119

Drawn by and Mail to:

Shapiro & Ingle  
10130 Perimeter Parkway, Suite 400  
Charlotte, NC 28216

**The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)**

Tax Code#:6828-54-2292.00  
STATE OF NORTH CAROLINA

**\$122.00 REVENUE STAMPS**

COUNTY OF FORSYTH

THIS DEED, made June 7, 2017 by and between Grady I. Ingle, Substitute Trustee per document recorded in Book RE 3336 Page 4226 Forsyth County, North Carolina Registry, for Westwood Associates, Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1 Asset Backed Pass-Through Certificates, Series 2005-WMC1, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, Under date of May 31, 2005, David Joyce and Tiffany Joyce executed and delivered unto Westwood Associates, as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deeds for Forsyth County, N.C., in Book RE 2571, Page 2740, to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party 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 a special proceeding having been instituted on February 5, 2016 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 16SP164; and whereas, under and by virtue

submitted electronically by "Shapiro and Ingle, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 11:30 AM on May 25, 2017 did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, when and where U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1 Asset Backed Pass-Through Certificates, Series 2005-WMC1 became the last and highest bidder for the said land at the price of \$61,400.00 and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained open ten days and no advance bid was placed thereon within the time allowed by law.

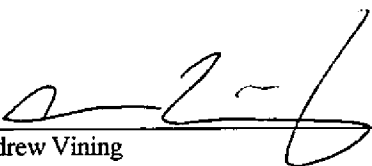
NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1 Asset Backed Pass-Through Certificates, Series 2005-WMC1, the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, Substitute Trustee as aforesaid, does hereby bargain, sell, grant and convey unto U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1 Asset Backed Pass-Through Certificates, Series 2005-WMC1 all that certain lot or parcel of land, lying and being in, Forsyth County, State of North Carolina, and more particularly described as follows:

Being known and designated as Lot 18, Block B, as shown on the map of Caudle Crest as recorded in Plat Book 16, Page 148 in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more definite description.

Together with improvements located thereon; said property being located at 5469 Dogwood Dr, Winston Salem, NC 27105 North Carolina

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, Substitute Trustee, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, The said first party, Substitute Trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

 (SEAL)  
Andrew Vining  
Attorney in Fact for Grady I. Ingle  
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Michelle Toney, Notary Public for the State and County indicated on the seal or stamp affixed below, do hereby certify that Andrew Vining attorney-in-fact for Grady I. Ingle, Substitute Trustee, duly authorized pursuant to an instrument recorded on October 12, 2015 in Book 30342, and page 116, Mecklenburg County Registry, personally appeared before me this day and acknowledged the due execution by him of the foregoing and attached instrument as duly authorized attorney-in-fact for the Substitute Trustee.

WITNESS my hand and official seal this June 7, 2017.



Michelle Toney  
Notary Public

My Commission expires: March 26, 2018  
13-052865

