

214
 FORSYTH CO, NC FEE: \$ 17.00
 PRESENTED & RECORDED: 11/26/2002 3:07PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: BOLESF
 STATE OF NC REAL ESTATE EXT: \$ 67.00

BK2300 P4338 - P4339

P. Boles

DRAWN BY and MAIL TO: Philip E. Searcy, Esquire, Wells Jenkins Lucas & Jenkins
 155 Sunnynoll Court, Suite 200, Winston-Salem, NC 27106

GRANTEE: U.S. Department of Housing and Urban Development
 Atlanta Home Ownership Center
 Five Points Plaza, Atlanta REO Two
 Marietta Street
 Atlanta, GA 30303-2806

Box 108

Property Address: 1131 Junia Avenue, Winston-Salem, NC 27107

Revenue Stamps: \$67.00

NORTH CAROLINA)
)
 FORSYTH COUNTY)

SUBSTITUTE TRUSTEE'S DEED

THIS SUBSTITUTE TRUSTEE'S DEED, Made this 26th day of November, 2002, by PHILIP E. SEARCY, Substitute Trustee, to the Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns;

WITNESSETH THAT:

WHEREAS, Ignacio Ocegueda E. and wife, Perla Ocegueda, on July 11, 1995, made and executed to Gary E. Lackey, Trustee, a Deed of Trust recorded in Book 1863 at Page 2920, Forsyth County Registry, upon the lands hereinafter described; and **WHEREAS**, Ignacio Ocegueda E. and wife, Perla Ocegueda, failed to comply with the terms of said Deed of Trust; and **WHEREAS**, PHILIP E. SEARCY was duly appointed Substitute Trustee by an instrument recorded in Book 2236 at Page 4884; and **WHEREAS**, the said PHILIP E. SEARCY, Substitute Trustee, in compliance with the terms of said Deed of Trust and pursuant to Order of Foreclosure dated April 9, 2002, and pursuant to the laws of the State of North Carolina exposed said lands at public sale to the highest bidder, after due advertisement, on the 8th day of May, 2002, at the courthouse door in Winston-Salem, Forsyth County, North Carolina, when and where the North Carolina Housing Finance Agency became the last and highest bidder at the sum of \$33,332.00, which bid was duly assigned by said Substitute Trustee, at the request of the note holder and pursuant to the power set forth in said instrument appointing him to be Substitute Trustee, to the Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns; and **WHEREAS**, more than ten days elapsed without the filing of an upset bid;

NOW, THEREFORE, for and in consideration of the premises and the sum of \$33,332.00 in hand paid to the said PHILIP E. SEARCY, Substitute Trustee, by the said Secretary of Housing and Urban Development of Washington, D.C., the receipt whereof is hereby acknowledged, the said PHILIP E. SEARCY, Substitute Trustee, does by these presents hereby sell and convey unto the said Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns, the following tract and lot of land lying in the County of Forsyth and the State of North Carolina and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 16, as shown on the Map of Forest Park Terrace, as recorded in Plat Book 14, Page 10, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TO HAVE AND TO HOLD the aforesaid tract or lot of land to the said Secretary of Housing and Urban Development of Washington, D.C., its successors and assigns, to its and their use and behoof forever; and the said PHILIP E. SEARCY, Substitute Trustee, covenants that he is seized of said premises and has the right to convey the same and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his office as Substitute Trustee and no further.

IN TESTIMONY WHEREOF, the said PHILIP E. SEARCY, Substitute Trustee, has hereunto set his hand and seal.

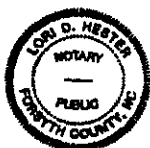
 (SEAL)
PHILIP E. SEARCY, Substitute Trustee

* * * * *

North Carolina)
)
Forsyth County)

I, Lori D. Hester, a Notary Public for Forsyth County, North Carolina, do hereby certify that PHILIP E. SEARCY, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing Substitute Trustee's Deed.

Witness my hand and notarial seal this the 26th day of November, 2002.



Laural L. Lester
Notary Public

My commission expires:

November 9, 2004

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Cor. D. Hester

NP{s}

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst