

2004084898 00160

FORSYTH CO, NC FEE \$17.00

PRESENTED & RECORDED:

12-13-2004 02:21 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2526

PG: 4005-4006

Prepared by and return to:
Brock & Scott, PLLC
5919 Oleander Dr Suite 115
Arboretum Center Bldg 2
Wilmington, NC 28403

File No.: 04-02106

ENVELOPE

STATE OF NORTH CAROLINA)

APPOINTMENT OF SUBSTITUTE TRUSTEE

COUNTY OF Forsyth)

TAKE NOTICE THAT WHEREAS on or about **May 31, 1991**, **MARY H. HEMPHILL** executed a promissory note (the "Note") in the amount of **\$48,900.00** to **FIRST UNION NATIONAL BANK OF NORTH CAROLINA**, and on the same date, **Mary H. Hemphill (Legally Seperated)** executed a Deed of Trust conveying the property therein to **THOMAS E. MUSE**, Trustee, in favor of **FIRST UNION NATIONAL BANK OF NORTH CAROLINA** as security for said Note, which Deed of Trust is dated **May 31, 1991** and recorded on **May 31, 1991** in **Book 1716** at **Page 3769** in the Public Registry of **Forsyth** County, North Carolina (the "Deed of Trust"); and,

WHEREAS, **WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC.** ("Lender") is the owner and holder of the Note secured by the Deed of Trust and wishes to remove the said Trustee; and,

WHEREAS, the Deed of Trust provided that Lender, its successors or assigns, may for any reason remove the Trustee and appoint his/her successor; and,

WHEREAS, Lender now desires to exercise its right to remove the Trustee and name **Brock & Scott, PLLC** as Substitute Trustee his/her successor;

NOW THEREFORE, Lender does hereby remove **THOMAS E. MUSE** Trustee in the Deed of Trust dated **May 31, 1991** and recorded on **May 31, 1991** in **Book 1716** at **Page 3769**, in the Public Registry of **Forsyth** County, and any subsequent successor trustee, and does hereby appoint **Brock & Scott, PLLC** as his/her successor as Substitute Trustee. The Substitute Trustee shall have all the rights, powers, duties, obligations and privileges conferred by the Deed of Trust on the Trustee.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosure property to whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assigned or other parties hereto, that the Substitute Trustee was duly authorized and empowered to execute same.

IN WITNESS WHEREOF, Lender has caused these presents to be executed in its name by its officers under seal, this 8th day of December, 2004

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.

By: Leslie Crenshaw

Title: Leslie Crenshaw, Vice President Loan Documentation

STATE OF South Carolina)

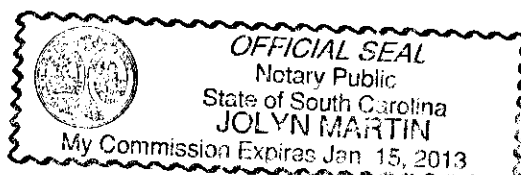
COUNTY OF York)

I, Jolyn Martin, a Notary Public of York County and South Carolina State, do hereby certify that Leslie Crenshaw personally came before me this day and acknowledged that he/she is the * of **Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc.**, and that he/she, as *, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official seal this 8th day of December, 2004

Jolyn Martin
Notary Seal

1-15-2013
My Commission Expires



STATE OF NC - FORSYTH CO. The foregoing certificate(s) of:

Jolyn Martin NP(s)

Is certified to be correct at the date of recordation shown on the first page thereof,
Dickle C. Wood, Register of Deeds by: [Signature] Deputy/Asst.