

2008045083 00027

FORSYTH CO, NC FEE \$17.00

PRESENTED & RECORDED:

09-03-2008 10:17 AM

KAREN GORDON

REGISTER OF DEEDS

BY: SHANNON BOSTIC-GRIFFITH  
DPT

BK: RE 2852

PG: 4155-4156

## ENVELOPE

NORTH CAROLINA

FORSYTH COUNTY

APPOINTMENT OF  
SUBSTITUTE TRUSTEE

PRESENT RECORD OWNER:

Case No: 141.135082

Prepared by: The Law Firm of Hutchens, Senter & Britton, P.A.

Mail To: The Law Firm of Hutchens, Senter & Britton, P.A.

P. O. Box 1028, Fayetteville, NC 28302

TAKE NOTICE THAT WHEREAS, Steven A. Morono, on the 9th day of May, 2002, executed a Promissory Note and to secure the note Steven A. Morono and wife, Judith A. Morono executed a Deed of Trust to Stubbs & Perdue, P.A., Trustee(s) (the "Original Trustee"), which Deed of Trust was recorded in Book 2257, Page 0292, Forsyth County Registry, North Carolina; and

WHEREAS, Wells Fargo Bank, N.A. is the holder of the Note evidencing the entire indebtedness secured by the aforesaid Deed of Trust and desires to substitute Substitute Trustee Services, Inc., or its successor in interest, as Trustee pursuant to the authority granted by N.C.G.S. 45-10 and as provided for by the Deed of Trust.

NOW, THEREFORE, the original Trustee and any successive Trustee, if any, are hereby removed as Trustee and Substitute Trustee Services, Inc., or its successor in interest, is hereby substituted and appointed as Substitute Trustee in the place and stead of the Original Trustee or any successive Trustee previously appointed as provided for by N.C.G.S. 45-10 and the Deed of Trust. Substitute Trustee Services, Inc., or its successor in interest, is hereby vested with all of the rights, powers and privileges of the Original Trustee.

In the event the Noteholder becomes the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized, appointed and directed to transfer and assign the bid and to convey title to the property, which is foreclosed upon, to the Secretary of Veterans Affairs, the Secretary of Housing and Urban Development, or to whomsoever the undersigned Noteholder shall authorize and direct. The Substitute Trustee shall recite in the Trustee's Deed that the undersigned Noteholder has requested that the bid be assigned to the Grantee and such recital shall be conclusive and sufficient evidence of the Substitute Trustee's authorization to assign the bid which may be relied upon by the assignee or any other party.

IN WITNESS WHEREOF, Wells Fargo Bank, N.A., by and through its Attorney-in-Fact, Deborah N. Hooker, Document Execution Officer for The Law Firm of Hutchens, Senter & Britton, P.A., duly appointed in that certain power of attorney recorded in Book 7914, Page 0700, Cumberland County Register of Deeds, has caused this instrument to be signed by Deborah N. Hooker, Document Execution Officer for The Law Firm of Hutchens, Senter & Britton, P.A., as Attorney-in-Fact for Wells Fargo Bank, N.A.

This the 29th day of August 2008.

Wells Fargo Bank, N.A. by its Attorney-in-Fact, by Deborah N. Hooker, Document Execution Officer for The Law Firm of Hutchens, Senter & Britton, P.A., (Power of Attorney recorded in Book 7914, Page 0700, Cumberland County Registry.)

BY: Deborah N. Hooker  
Deborah N. Hooker, Document Execution Officer for  
The Law Firm of Hutchens, Senter & Britton, P.A.

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STATE OF North Carolina  
COUNTY OF Cumberland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

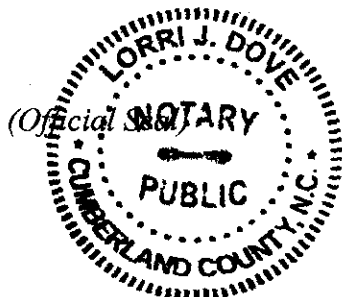
Deborah N. Hooker

*Name(s) of Principal(s)*

Date: August 29, 2008

Lorri J. Dove  
*Official Signature of Notary*

Lorri J. Dove, Notary Public  
*Notary Public printed or typed name*



My commission expires: December 1, 2008