



2014010906 00032
FORSYTH CO, NC FEE \$26.00

GOVERNMENT

PRESENTED & RECORDED:
03-31-2014 10:07:48 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3172
PG: 1348-1350

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale
Brock & Scott, PLLC
5431 Oleander Drive, Suite 200 **ENVELOPE**
Wilmington, NC 28403
File Number: 10-08080, Case Number: 13 SP 2093
PIN #: 6980-34-7608
Excise Tax: *Exempt- G.S. - 105-228.28*

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 27 Mar 2014, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Federal Home Loan Mortgage Corporation**, its successors and assigns as their interests may appear, whose address is **8250 Jones Branch Dr., McLean, VA 22102**, ("Grantee");

WITNESSETH:

WHEREAS, Jason D. Buehler and Melissa P. Buehler, executed and delivered a Deed of Trust dated July 17, 2003 and recorded on July 22, 2003 in Book 2377 at Page 562 rerecorded



on September 11, 2012 in Book 3081, Page 601 of the Forsyth County Public Registry, to PRLAP, INC., 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 Caliber Home Loans, Inc.; 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 July 26, 2013, in Book RE 3137, Page 152 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. 13 SP 2093, 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 February 11, 2014, 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 March 11, 2014 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 Caliber Home Loans, Inc. was the last and highest bidder for said land at the price of \$207,391.09; 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;

WHEREAS, Caliber Home Loans, Inc. requested transfer and assignment of its bid to the Grantee and whereas, under and by virtue of the authority contained in that certain Appointment of Substitute Trustee Recorded on July 26, 2013 in Book RE 3137, in Page 152, Trustee Services of Carolina, LLC, Substitute Trustee, assigned said bid to Federal Home Loan Mortgage Corporation, its successors and assigns in such office; and

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:

BEGINNING at an iron stake in the right of way of Deer Hill Road being North 00 Degrees 06' East 357.88 feet from Bearing 17 of Contour Elevation 740 Duke Power Company, thence from said BEGINNING point with C.C. Larrimore's line North 00 degrees 06' East 305.07 feet to an existing iron pin; thence South 84 degrees 58' East 196.89 feet to an iron stake in the East right of way line of Deer Hill Road; thence with said right of way South 5 degrees 58' 35" West 340.16 feet to a point; thence North 72 degrees 36' 20" West 168.98 feet to the point and place of BEGINNING.

Together with improvements located thereon; said property being located at 9080 Deer Hill Road, North Carolina.

Said property is commonly known as 9080 Deer Hill Road, Belews Creek, NC 27009.

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: *Aaron B. Anderson*
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Ginger Martindale, a Notary Public of Pender 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 day of Nov, 2014.

Ginger Martindale
Notary Public

JAN 22 2016
My Commission Expires

NOTARY SEAL
GINGER MARTINDALE
NOTARY PUBLIC
PENDER COUNTY, NC