

**2022005817 00058**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$139.00**

PRESENTED & RECORDED  
02/04/2022 11:11:22 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK  
DPTY

**BK: RE 3673**

**PG: 3833 - 3836**

Prepared by/Return to: Patti D. Dobbins, Esq.  
3350 Valley Road  
Winston-Salem, NC 27106

The property conveyed does not include the personal residence of the Grantor.

Parcel ID: 6827-82-4763.000

**Excise Tax: \$139.00**

NORTH CAROLINA

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## SUBSTITUTE TRUSTEE'S DEED

FORSYTH COUNTY)

THIS SUBSTITUTE TRUSTEE'S DEED, effective as of the 14<sup>th</sup> day of February 2022 by Patti D. Dobbins (the "Substitute Trustee"), whose mailing address is 3350 Valley Road, Winston-Salem, North Carolina 27106, to Mario Gomez Ortiz, whose mailing address is 4039 Reich Street, Winston-Salem, NC 27105 ("Grantee").

WITNESSETH

WHEREAS, Eliberto Guzman Varela and Mirian Bonilla (the “Borrower”), on the 16th day of June, 2016, made and executed to H. Dwight Nelson, Trustee (the “Original Trustee”), for the benefit of John R. Brim and Linda P. Brim (the “Original Holder”), a certain Deed of Trust recorded in Book 3292, at Page 637, Forsyth County Registry (the “Deed of Trust”), upon the land hereinafter described; and

WHEREAS, the Substitute Trustee was duly appointed Substitute Trustee for the Original Trustee named in the Deed of Trust by instrument recorded in Book 3584, at Page 3261, Forsyth County Registry; and

WHEREAS, default having occurred in the payment of the indebtedness secured by the Deed of Trust, due demand having been made upon the Borrower by the owner and holder of the secured indebtedness, who subsequent to the default made application to the Substitute Trustee

to foreclose on the Deed of Trust and sell the Property (as defined and described in the Deed of Trust); and

WHEREAS, the Substitute Trustee, in compliance with the terms of the Deed of Trust exposed the Property to public sale to the highest bidder, after due advertisement, on December 16, 2021, at the Forsyth County Courthouse, in Winston-Salem, North Carolina, when and where John & Linda Brim (the "Original Holder") were the highest bidder at Fifty-two thousand and no/100 (\$52,000.00).

WHEREAS, the Substitute Trustee duly reported the sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter the sale remained open, and numerous increased bids were filed within the time allowed by law; and Mario Gomez Ortiz became the last and highest bidder at the sum of Sixty-nine Thousand Six Hundred Eighty-four and 98/100 Dollars (\$69,684.98) and the time for upset bids has expired; and

NOW, THEREFORE, for and in consideration of the premises and the sum of Sixty-nine Thousand Six Hundred Eighty-four and 98/100 Dollars (\$69,684.98) the receipt whereof is hereby acknowledged as a credit against the indebtedness of the Borrower, the Substitute Trustee, does hereby bargain, sell, grant and convey to Mario Gomez Ortiz, and his successors and assigns, all of the Property as conveyed, defined and described in the Deed of Trust, including, but not limited to the following:

- (i) All that certain real property described in Exhibit A attached hereto, together with all Improvements thereon as defined and described in the Deed of Trust; and
- (ii) All other components of the Security Property, all as defined and described in the Deed of Trust.

This foreclosure includes personal property and fixtures as permitted by N.C.G.S. § 25-9-604.

Together with and subject to tenants in possession, as tenants only, under any leases or rental agreements, recorded or unrecorded.

This sale is made subject to all prior liens, current ad valorem taxes or unpaid ad valorem taxes, special assessments, easements, rights of way, deeds of release and any other prior encumbrances or exceptions of record.

TO HAVE TO HOLD the Property to Mario Gomez Ortiz, and his successors and assigns, in fee simple forever.

And that the Substitute Trustee, covenants that she is seized of the Property and has the right to convey the same, and that she will warrant and defend the title to the same in so far as it is her duty to do so by virtue of her office as Substitute Trustee and no further.

The Property is being conveyed "AS IS, WHERE IS." Except as expressly set forth above, neither the Substitute Trustee nor the beneficiary of the Deed of Trust being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representatives of either the Substitute Trustee or the beneficiary make any representation or warranty relating to the title,

leasehold interests or any physical, environmental, health, or safety conditions existing in, on, at or relating to the Property, and any and all responsibilities or liabilities arising out of or in any way relating to any such conditions are expressly disclaimed.

IN TESTIMONY WHEREOF, the Substitute Trustee has duly executed the foregoing effective as of the day and year first above written.

Patti D. Dobbins (SEAL)  
Patti D. Dobbins, Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Patti D. Dobbins, Substitute Trustee.

Date: Feb. 4, 2022

Wendy B. Miller  
Wendy B. Miller, Notary Public  
(Notary printed or typed name)

(Official Seal) **WENDY B. MILLER**  
Notary Public  
Forsyth County, NC

My commission expires: 10/8/2024

**EXHIBIT "A"**

BEING KNOWN AND DESIGNATED AS Lots Nos. 31 and 32 on Map of Deltonia No. 8, property of Home Real Estate & Insurance Company, map recorded in Register of Deeds, Forsyth County, North Carolina Book 9, Page 161.

60 foot on Reich Street, thence 78.8 feet on back lot line; thence 257 feet on N. Line, thence 262 feet on South Line .

For chain of title see Deed Book 2426, Page 1379 and Deed Book 458, Page 32 all of the Forsyth County Registry.