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FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED
12-05-2022 02:48:14 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3731
PG: 1521-1521

Substitute Trustee's Deed

ENVELOPE

Prepared by and return to: Philip A. Glass
Attorney at Law
5540 Centerview Dr., Suite 416
Raleigh, NC 27606

NORTH CAROLINA

FORSYTH COUNTY

The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)

PIN # - 6837-77-1886

Documentary Stamps - 140.00

THIS DEED, made this 1 day of December, 2022, by Philip A. Glass, Substitute Trustee, of 5540 Centerview Drive, Suite 416, Raleigh, North Carolina, party of the first part, to Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, 3217 S. Decker Lake Drive Salt Lake City, UT 84119, party of the second part.

WITNESSETH:

THAT WHEREAS, on March 26, 2007 Mara Young and Juan Alberto Mendez executed and delivered a certain Deed of Trust to JPMorgan Chase Bank, N.A. conveying the lands hereinafter described to secure the payment of a note and indebtedness, now held by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2 as set forth in said Deed of Trust, which Deed of Trust is duly registered in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2740, Page 1647; and,

WHEREAS, there was default in payment of the indebtedness secured by said Deed of Trust and the covenants and provisions therein contained, and after such default had continued for more than thirty days and on account of such default, the holder and owner of said Deed of Trust and note secured thereby proceeded to foreclose on said Deed of Trust and to sell the real estate therein conveyed and described in accordance with the authority conferred by said Deed of Trust; and

WHEREAS, Angela Greenberg, the Trustee named in said Deed of Trust, has declined to act as Trustee and Philip A. Glass was appointed Substitute Trustee in and under said Deed of Trust hereinabove referred to with all the title, rights, powers and duties of Trustee as provided under the Deed of Trust; and

WHEREAS, upon application and request of the holder and owner of said Deed of Trust and note secured thereby, and under and by virtue of the authority conferred by said Deed of Trust, and in accordance

with the terms and provisions of the same, and after due advertisement as in said Deed of Trust and by law provided, to wit, once a week for two successive weeks immediately preceding said sale, in The Kernersville News, a newspaper published in Forsyth County, North Carolina, the date of the last publication occurring within ten (10) days immediately preceding said sale, the said Philip A. Glass, Substitute Trustee, did on November 9, 2022, at 1:30 p.m., at the Courthouse door, in the City of Winston-Salem, Forsyth County, North Carolina, expose to public sale the real estate hereinafter described, at which time and place said real estate was bid on by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, the last and highest bidder, for the sum of SIXTY-NINE THOUSAND SIX HUNDRED EIGHTY-FOUR AND 69/100 Dollars (\$69,684.69); and,

WHEREAS, on November 9, 2022, report of said sale was duly filed in the Office of the Clerk of Superior Court of Forsyth County as shown in Special Proceedings File Number 21 SP 456, hereinafter referred to as the "foreclosure file"; and,

WHEREAS, said bid remained open for ten days from the date of the filing of said report as required by law, and said bid was not raised and no objection was made to said sale; and,

WHEREAS, said purchaser has complied with the terms of said sale and said purchase price has been paid; and,

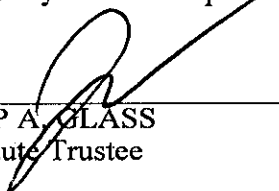
WHEREAS, prior to the commencement of the above-referenced foreclosure proceedings, all parties thereto entitled were given notice of the foreclosure sale as by law provided and were afforded the opportunity for a hearing before the Clerk of Superior Court of Forsyth County at which they could raise any defense or objection to the foreclosure and sale. Documentation of this Notice and Hearing appears in the foreclosure file in the Office of the Clerk of Superior Court of Forsyth County, North Carolina.

NOW, THEREFORE, in consideration of the premises and the sum of SIXTY-NINE THOUSAND SIX HUNDRED EIGHTY-FOUR AND 69/100 Dollars (\$69,684.69), paid to the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, and under and by virtue and in execution of the power and authority by said Deed of Trust conferred, the said Philip A. Glass, Substitute Trustee as aforesaid, does hereby bargain, sell and convey unto the said Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, its successors and assigns, that certain tract or parcel of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

See Legal Description Attached

TO HAVE AND TO HOLD said lands and premises, all privileges and appurtenances thereto belonging unto said party of the second part, its successors and assigns, forever in as full and ample a manner as the said Substitute Trustee as aforesaid is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.



PHILIP A. GLASS [SEAL]
Substitute Trustee

North Carolina

Wake County

I, Kimberly Fulcher a Notary Public, do hereby certify that Philip A. Glass, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1 day of December, 2022.



Notary Public

My commission expires 11/16/2027

KIMBERLY FULCHER
NOTARY PUBLIC
Harnett County
North Carolina
My Commission Expires November 6, 2027

EXHIBIT A

All that certain parcel of land in Township of Middlesex #1, Forsyth County, State of North Carolina, as more fully described in Deed Book 836, Page 423, ID# 2367 060, being known and designated as:

BEGINNING at a stake in the south line of Wooden Avenue North, the northwest corner of Lot No. 59; running thence in a southerly direction along the west line of Lot No. 59 and the rear line of Lot Nos. 53 through 58, a distance of 210 feet to a stake; running thence westwardly along the rear line of Lots 41 through 45, a distance of 150 feet to a stake; running thence northwardly along the line of Lot No. 65 a distance of 210 feet to a stake in the south line of Wooded Avenue North; running thence eastwardly with the line of said Wooded Avenue, a distance of 150 feet to a stake, the point of beginning. Being known and designated as Lot Nos. Sixty (60), Sixty-One (61), and Sixty-Two (62), Sixty-Three (63) and Sixty-Four (64) as shown on map of property of R.H. Cox Estate recorded in Book of Plans No. 12, Page 70 located in the Office of the Register of Deeds of Deeds of Forsyth County, North Carolina, to which reference is hereby expressly made for a more full, complete and particular description.

PIN # 6837-77-1886