

2023003507 00074

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$188.00
 PRESENTED & RECORDED
 02/02/2023 12:36:52 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
 BK: RE 3739
 PG: 715 - 716

Submitted electronically by Hutchens Law Firm LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TRUSTEE'S DEED

NORTH CAROLINA

FORSYTH COUNTY

Prepared by/Return to:
 Hutchens Law Firm LLP
 P.O. Box 1028 Fayetteville, NC 28302

Firm Case No: 1753 - 49722

REVENUE: \$188.00

TAXID: 5980-91-5383.00

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 27th day of January, 2023, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 1007 Hay Street, Fayetteville, NC 28305, party of the first part, to Lakeview Loan Servicing, LLC, 4425 Ponce De Leon Blvd. Mailstop MS5/251, Coral Gables, FL 33146, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 6th day of July 2017, Kelsey Paige White, executed and delivered to Laurel A. Meyer, Trustee, a certain Deed of Trust, which is recorded in Book No. RE 3356, at Page 2096 in the Office of the Register of Deeds of Forsyth County, North Carolina the ("Deed of Trust"); and,

WHEREAS, the undersigned, Substitute Trustee Services, Inc., the ("Substitute Trustee"), having been substituted as Trustee in the Deed of Trust by an instrument duly recorded in Document No. 2019052462, in Book No. RE 3501, at Page 188, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 22 SP 956, under and by virtue of the authority conferred by the Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in the Deed of Trust prescribed and by law provided, the Substitute Trustee did on the 11th day of January 2023, at the Courthouse Door, in the City of Winston Salem, North Carolina, expose to public sale the lands hereinafter described, where and when, Lakeview Loan Servicing, LLC, became the last and highest bidder for the sum of Ninety-Three Thousand Six Hundred And 00/100 (\$93,600.00); and,

WHEREAS, said sale was duly reported to the Office of the Clerk of Superior Court, Forsyth County, North Carolina and no increased bid has been filed within the time allowed therefore by law;

NOW, THEREFORE, in consideration of the premises and the sum of Ninety-Three Thousand Six Hundred And 00/100 (\$93,600.00), paid to the said party of the first part by the said party of the second part, the receipt of which is hereby acknowledged and under and by virtue of the power and authority by said Deed of Trust conferred, the said Substitute Trustee, as aforesaid, does hereby bargain, sell and convey unto Lakeview Loan Servicing, LLC, its successors and assigns, all that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Being known and designated as Lots 2 and 3 on the Map of property of the Thomas S. Sprinkle Estate located in Old Richmond Township, Forsyth County; which map or plat is recorded in the Office of the Register of Deeds for Forsyth County in Plat Book 12 at Page 79. Together with improvements located thereon; said property being located at 4751 Boiling Springs Road, Tabacoville, North Carolina.

Parcel ID Number:
 5980 91 5383



SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereto belonging unto Lakeview Loan Servicing, LLC, 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 Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

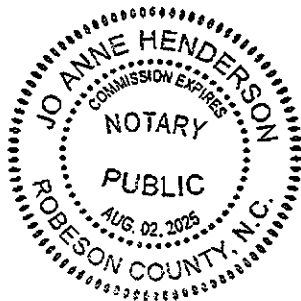
BY: *L.W. Blake*
L.W. BLAKE President

NORTH CAROLINA – CUMBERLAND COUNTY

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:
L.W. BLAKE President.

Date: *1/27/2023*

Jo Anne Henderson
Official Notary Signature



Jo Anne Henderson Notary Public
Notary Public printed typed name

My Commission Expires: *08/02/2025*

Official Seal

RETURN TO:
Hutchens Law Firm LLP
P.O. Box 1028
Fayetteville, NC 28302
Telephone: (910)864-3068