

2023015491 00030

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$132.00

PRESENTED & RECORDED
 05/11/2023 09:35:25 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3753
PG: 1575 - 1577

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale Department
 Brock & Scott, PLLC
 5431 Oleander Drive, Suite 200
 Wilmington, NC 28403
 File Number: 19-12802, Case Number: 20 SP 690
 PIN #: 6836-95-7406.000
 Excise Tax: \$132.00

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 05-10-2023, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST**, its successors and assigns as their interests may appear, whose address is **c/o Carrington Mortgage Services, LLC, 1600 SOUTH DOUGLAS ROAD, SUITE 200-B, Anaheim, CA 92806**, ("Grantee");

Submitted electronically by "Brock & Scott, PLLC FC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.



WITNESSETH:

WHEREAS, Thomas J. Duke and Hilda S. Duke, executed and delivered a **Deed of Trust** dated **October 19, 1998** and recorded on **October 20, 1998** in **Book 2030** at **Page 2025** of the Forsyth County Public Registry, to Ronald A. Hoskins, 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 **WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST**, current beneficiary; 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 **November 20, 2020**, in **Book 3568**, **Page 278** 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. 20 SP 690**, 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 June 15, 2021, 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 April 27, 2023 at 10:00 AM, 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 **WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST** was the last and highest bidder for said land at the price of \$65,871.59; 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;

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:

BEING lots on the corner of 25th Street and Ansonia Street, and BEING known and designated at Lots Nos. 73 and 74, as shown on the map of Alexander Heights, as recorded in Plat Book 1, Page 36, in the Office of the Register of Deeds of Forsyth

County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Together with improvements located thereon; said property being located at 1924 East 25th Street, North Carolina.

Said property is commonly known as **1924 East 25th Street, Winston Salem, NC 27105.**

Title to the property hereinabove described is subject to the following exceptions:
Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and easements of record.

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: *[Signature]*
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Elizabeth Reynolds, 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 10th day of May, 2023.

[Signature]
Notary Public

05/21/2027
My Commission Expires

NOTARY SEAL

