

**2024010351 00037**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$116.00

PRESENTED & RECORDED:

04-04-2024 10:25:06 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DP1Y

BK: RE 3800**PG: 254-256****Substitute Trustee's Deed**

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

NORTH CAROLINA

FORSYTH COUNTY

Envelope

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 # 6846-01-3092

Documentary Stamps – \$ 116.00

THIS DEED, made this 1 day of April, 2024, by Philip A. Glass, Substitute Trustee, of 5540 Centerview Drive, Suite 416, Raleigh, North Carolina, party of the first part, to DLJ Mortgage Capital, Inc., 3217 S. Decker Lake Drive Salt Lake City, UT 84119, party of the second part.

WITNESSETH:

THAT WHEREAS, on May 29, 1998 Louis T. Foster, unmarried and Miriam Crawford, unmarried executed and delivered a certain Deed of Trust to Parkway Mortgage Inc. conveying the lands hereinafter described to secure the payment of a note and indebtedness, now held by DLJ Mortgage Capital, Inc. 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 2006, Page 2247; 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, Charles Cunningham, 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 Clemmons Courier, 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 March 13, 2024, at 1:00 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 DLJ Mortgage Capital, Inc., the last and highest bidder, for the sum of FIFTY-SEVEN THOUSAND, NINE HUNDRED EIGHTY-THREE and 08/100 Dollars (\$57,983.08); and,

WHEREAS, on March 13, 2024, 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 22 SP 830, 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,

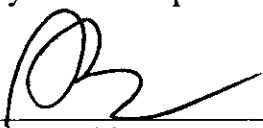
WHEREAS, prior to the commencement of the above-referenced foreclosure proceedings, all parties thereto entitled were given notice of the foreclosure sale as by law provided and were afforded the opportunity for a hearing before the Clerk of Superior Court of Forsyth County at which they could raise 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 FIFTY-SEVEN THOUSAND, NINE HUNDRED EIGHTY-THREE and 08/100 Dollars (\$57,983.08), 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 DLJ Mortgage Capital, Inc., 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
Substitute Trustee

[SEAL]

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 April, 2024.

Kimberly Fulcher

Notary Public

My commission expires 11/6/2027

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

BEING KNOWN and designated as Lot no. 63, as shown on the Map of Slater Park, Section 1, as recorded in Plat Book 17. Page 50, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which Map is hereby made for a more particular description.

PIN: 6846-01-3092

Address: 2141 E. 12th Street, Winston Salem, NC 27101