

**2024026352 00061**

FORSYTH COUNTY NC FEE \$26.00  
 GOVERNMENT  
 PRESENTED & RECORDED  
 08/07/2024 11:27:17 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3820**  
**PG: 1032 - 1034**

Prepared by and return to:

22-012190

Albertelli Law Partners North Carolina, P.A.  
 205 Regency Executive Park Drive, Suite 100  
 Charlotte, NC 28217

EXCISE TAX: EXEMPT  
 PARCEL #: 6844-04-1592

STATE OF NORTH CAROLINA       )  
 COUNTY OF FORSYTH               )

**SUBSTITUTE TRUSTEE'S DEED**

TAKE NOTICE THAT THIS IS A DEED, dated this the 7<sup>th</sup> day of August, 2024, by and between Albertelli Law Partners North Carolina, P.A. (hereinafter "Grantor"), Substitute Trustee of the Deed of Trust hereinafter mentioned, located at 205 Regency Executive Park Drive, Suite 100, Charlotte, NC 28217, and Federal Home Loan Mortgage Corporation, (hereinafter "Grantee") located at 8200 Jones Branch Drive McLean, VA 22102-3110.

WHEREAS, on or about 11/25/2002, Margaret Rosemond executed a Deed of Trust conveying the property described therein to Hendrick & Bryant, L.L.P., Trustee for Union Mortgage Group, Lender, and said Deed of Trust was recorded in Book 2302 at Page 1959 in the Forsyth County Public Registry, to which reference is hereby made; and

WHEREAS, Grantor was appointed as Substitute Trustee under the Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on 12/09/2022 in Book 3732 at Page 412 in the Forsyth County Public Registry, to which reference is hereby made; and

WHEREAS, default has occurred in the payment of the indebtedness secured by the Deed of Trust, due demand was made by the holder of the indebtedness secured by the Deed of Trust, and the holder of the indebtedness informed all necessary parties that it will foreclose on the Deed of Trust and sell the property under the terms thereof; and

WHEREAS, under and by virtue of the power and authority vested by the Deed of Trust, the Substitute Trustee, in accordance with the terms and stipulations contained within said Deed of Trust, instituted a special proceeding before the Clerk of Superior Court of Forsyth County, North Carolina, which can be identified by special proceeding 23-SP-277; and

WHEREAS, the Substitute Trustee, after due advertisement as required by the Deed of Trust and applicable law, and after due and timely notice was given to all necessary parties of such heretofore identified special proceeding, conducted a proper foreclosure hearing on 7/13/2023, where 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 hereinafter described; and

WHEREAS, Grantor, at 2:00 PM on 07/17/2024, did expose the land described in the Deed of Trust, and hereinafter described and conveyed, subject to prior liens, restrictions, easements, conveyances and releases, for sale at public auction at the Forsyth County Courthouse, North Carolina, when and where Valley National Bank became the last and highest bidder for the hereinafter described land at the price of \$41,905.88; and

WHEREAS, pursuant to an Assignment of Bid dated on July 11, 2024 Valley National Bank assigned its bid to Federal Home Loan Mortgage Corporation; and

WHEREAS, Grantor duly reported the foreclosure sale to the Clerk of Superior Court of Forsyth County, North Carolina, as by law required, and thereafter said foreclosure sale remained open ten (10) days with no upset bid being placed within the time permitted by law; and

WHEREAS, said purchase price has been fully paid; and

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt of which is hereby acknowledged, and pursuant to the authority vested in it by the terms of the Deed of Trust, Grantor, the Substitute Trustee, does hereby bargain, sell, grant and convey unto the Grantee, its successors and assigns, all of that certain lot or parcel of land, lying and being in Forsyth County, State of North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 5 AS SHOWN ON THE MAP OF PROPERTY OF E. J. DURHAM, INC., AS RECORDED IN PLAT BOOK 23, PAGE 170 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

**The above described property is not the primary residence of the Grantor.**

**To Have and to Hold** the heretofore described land, together with all the privileges and appurtenances belonging unto said Grantee, its successors and assigns, in the complete and full manner in which Grantor is authorized and empowered as Substitute Trustee to convey the same.

**In Witness Whereof**, Grantor, the Substitute Trustee, of the aforesaid Deed of Trust, has hereunto set its hand and affixed its seal, the day and year first above-written.

Albertelli Law Partners North Carolina, P.A., Substitute Trustee

By:   
Albertelli Law Partners North Carolina, P.A.

Franklin L. Greene, Esq. NC Bar # 37896

N.C. Bar Number  
205 Regency Executive Park Drive  
Suite 100  
Charlotte, NC 28217  
T: 704-970-0391

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Lori Zammit, a Notary Public of Iredell County and State aforesaid certify that Franklin L. Greene personally came before me this day, and I have personal knowledge of the identity of the principal and acknowledged that said individual is an attorney of Albertelli Law Partners North Carolina, P.A. and that by authority duly given, and as an act of the corporation, has voluntarily signed the foregoing instrument on its behalf as its act as Substitute Trustee.

WITNESS my hand and notarial seal, this 7<sup>th</sup> day of August, 2024.

  
Notary Public

My Commission Expires: 4/3/28

LORI ZAMMIT  
NOTARY PUBLIC  
Iredell County  
North Carolina  
My Commission Expires April 3, 2028