

2023022575 00069

FORSYTH COUNTY NC FEE \$26.00
PRESENTED & RECORDED
07/05/2023 01:34:13 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3762
PG: 270 - 271

APPOINTMENT OF SUBSTITUTE TRUSTEE

RE: Mortgagor: Telma M. Murray aka Telma Marie Murray
 Trustee: Schell Law Office PA/A. Gregory Schell
 Lender/Mortgagee: Decision One Mortgage Company, LLC
 Dated: January 31, 2006
 Recorded: February 1, 2006
 Book: RE 2636 Page: 140
 Substitute Trustee: NC R.E. Trustee, LLC
 Current Beneficiary: Wilmington Savings Fund Society, FSB, not in its
 individual capacity but solely as Certificate Trustee of
 Bosco Credit II Trust Series 2010-1

File Number: 9043-23-0007

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH) **APPOINTMENT OF**
) **SUBSTITUTE TRUSTEE**

TAKE NOTICE THAT WHEREAS, Telma M. Murray aka Telma Marie Murray executed a Deed of Trust in the amount of \$26,492.00 conveying the property therein to Schell Law Office PA/A. Gregory Schell, Trustee, in favor of Decision One Mortgage Company, LLC, its successors and assigns, as Lender/Mortgagee and Mortgage Electronic Registration Systems, Inc. as Beneficiary, as security for said Note, which Deed of Trust is dated January 31, 2006 and recorded on February 1, 2006, Book RE 2636 at Page 140, in the Public Registry of Forsyth County, North Carolina (the "Deed of Trust"); and,

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1, directly or through an agent, has possession of the Note. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1 is either the original payee of the Note, or the Note has been duly indorsed either directly to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1 or in blank.

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

APPOINTMENT OF SUBSTITUTE TRUSTEE

The undersigned, as the authorized officer of the holder of the Note and beneficiary of the Deed of Trust, does hereby remove Schell Law Office PA/A. Gregory Schell, as Trustee and any Substitute Trustees or Trustees who may have been previously appointed in place of the original Trustee, and does hereby appoint and substitute **NC R.E. Trustee, LLC**, to serve, effective immediately, as Substitute Trustee in the above referenced Deed of Trust.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosure property to whomever the undersigned shall authorize. The statement in the Substitute Trustee's Deed that the undersigned has requested transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assigned or other parties hereto, that the Substitute Trustee was duly authorized and empowered to execute same.

IN WITNESS WHEREOF, "Holder" has caused these presents to be executed in its name by its officers under seal, this the 30 day of June, 2023.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1
By: Officer for Franklin Credit Management Corporation as Attorney-In -Fact

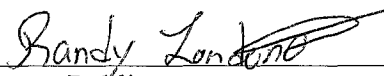


Printed Name: David Behler
Title: Vice President of Loss Mitigation & Collections

STATE OF New Jersey
COUNTY OF Hudson

I certify the following person appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated David Behler, as Officer for Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1 (beneficiary), by Officer for Franklin Credit Management Corporation as Attorney-In -Fact.

WITNESS my hand and official seal this 30 day of June, 2023.


Notary Public

My Commission Expires _____

