

Doc No: 10061743  
Recorded: 05/22/2025 12:21:04 PM  
Fee Amt: \$26.00 Page 1 of 4  
Excise Tax: \$157.00  
Duplin County North Carolina  
Anita Marie Savage, Register of Deeds  
BK 2085 PG 724 - 727 (4)



## 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

DUPLIN COUNTY

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 #04-955

Documentary Stamps -157.00

THIS DEED, made this 19 day of May, 2025, by Philip A. Glass, Substitute Trustee, of 5540 Centerview Drive, Suite 416, Raleigh, North Carolina, party of the first part, to Local Government Federal Credit Union, PO Drawer 25279 Raleigh, NC 27611, party of the second part.

### WITNESSETH:

THAT WHEREAS, on February 24, 2022 Aaron Strickland and Sylvia Strickland executed and delivered a certain Deed of Trust to Local Government Federal Credit Union conveying the lands hereinafter described to secure the payment of a note and indebtedness, now held by Local Government Federal Credit Union as set forth in said Deed of Trust, which Deed of Trust is duly registered in the Office of the Register of Deeds of Duplin County, North Carolina, in Book 1988, Page 337; 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, LGFCU Trustee, LLC, 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 Duplin Times, a newspaper published in Duplin 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 May 6, 2025, at 11:30 a.m., at the Courthouse door, in the City of Kenansville, Duplin County, North Carolina, expose to public sale the real estate hereinafter described, at which time and place said real estate was bid on by Local Government

Federal Credit Union, the last and highest bidder, for the sum of Seventy Eight Thousand Two Hundred Eighty Two and 39/100 Dollars (\$78,282.39); and,

WHEREAS, on May 6, 2025, report of said sale was duly filed in the Office of the Clerk of Superior Court of Duplin County as shown in Special Proceedings File Number 25 SP 6, 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,

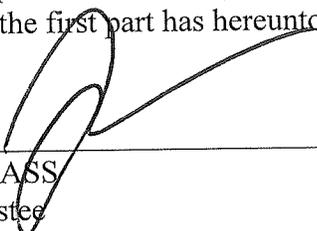
WHEREAS, prior to the commencement of the above-referenced foreclosure proceedings, all parties thereto entitled were given notice of the foreclosure sale as by law provided and were afforded the opportunity for a hearing before the Clerk of Superior Court of Duplin County at which they could raise any 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 Duplin County, North Carolina.

NOW, THEREFORE, in consideration of the premises and the sum of Seventy Eight Thousand Two Hundred Eighty Two and 39/100 Dollars (\$78,282.39), 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 Local Government Federal Credit Union, its successors and assigns, that certain tract or parcel of land lying and being in Duplin 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.

  
\_\_\_\_\_  
[SEAL]  
PHILIP A. GLASS  
Substitute Trustee

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 19 day of May, 2025.

Kimberly Fulcher  
Notary Public  
My commission expires 11/16/2027

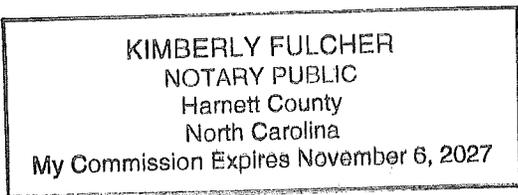


Exhibit A

A tract or parcel of land lying and being in Glisson Township, Duplin County, North Carolina, bounded on the north by the centerline of NCSR #1513; on the east by Leland Wallace and S.R. Chestnutt, on the south by Leland Wallace, and on the west by Leland Wallace, and being more particularly described as follows

COMMENCING from a railroad spike set in the intersection of centerlines of NCSR #1500 and NCSR #1513; thence with the centerlines of NCSR #1513 S. 80° 06' 55" W. 90.94 feet to a P.K. nail; thence S. 85° 30' 44" W. 99.97 feet to a P.K. nail; thence N. 88° 26' 46" W. 55.17 feet to a railroad spike, the point of beginning; thence leaving NCSR #1513 S. 09° 25' 11" W. 302.54 feet to an iron pipe set; thence N. 82° 08' 21" W. 164.33 feet to an iron pipe set; thence N. 09° 24' 41" E. 302.54 feet to a railroad spike set in the centerline of NCSR #1513; thence with the centerline of NCSR #1513 S. 77° 29' 15" E. 19.70 feet to a P.K. nail; thence S. 81° 21' 20" E. 100.04 feet to a P.K. nail; thence S. 85° 56' 01" E. 44.80 feet to a railroad spike, the said point of beginning; said parcel containing 1.02 acres of land, excluding the right of way of NCSR #1513, and being a portion of the Leland Wallace lands as described in those deeds recorded in Book 505, Page 670, and Book 5, Page 47, Duplin County Registry.

This being the same property described in a Deed from Leland Jackson Wallace and wife, Lola Vitishie Wallace to Winston Carroll Dail and wife, Joyce S. Dail, dated April 12, 1979 and recorded in Book 852, Page 241 of the Duplin County Registry.

This being the same land described in a Deed from Winston Carroll Dail and wife, Joyce S. Dail, dated September 11, 1997 and recorded in Deed Book 1220, Page 376 of the Duplin County Registry.

And being the identical property described in a deed recorded in Deed Book 1228, Page 175 of the Duplin County Registry.

Also being the same land described in a deed recorded in Book 1683 Page 569 of the Duplin County Registry.

Subject to easements, restrictions and rights of way of record, and utility lines and rights of way in existence over, under or upon the above-described property.

**PIN: 344800008686**

**Property Address: 778 Alum Springs Rd. Mount Olive, NC 28365**



**DUPLIN COUNTY TAX ADMINISTRATION**

P.O. BOX 968 • 117 BEASLEY STREET  
KENANSVILLE, NC 28349-0968  
ASSESSMENTS: 910-296-2110 COLLECTIONS: 910-296-2112  
FAX: 910-296-2331

**Gary M. Rose, Tax Administrator**

**Tax Certification Form**

(please check one box only)

This certifies that there are no delinquent ad valorem taxes, which the Duplin County Tax Collector is charged with collecting, that are a lien on: Parcel Identification #: \_\_\_\_\_  
04-955

This is not a certification that the Parcel Identification Number matches the deed description.

Delinquent taxes if any, to be paid by closing attorney to the Duplin County Tax Collector upon disbursement of closing proceeds. Parcel Identification #: \_\_\_\_\_

This is not a certification that the Parcel Identification Number matches the deed description.

Property sold to Local Government through tax foreclosure sale. Taxes to be paid when property is resold. Parcel Identification #: \_\_\_\_\_

This is not a certification that the Parcel Identification Number matches the deed description.

*Connor Wilkinson*

Tax Office Staff Signature

5/22/25

Date



Doc No: 10061744  
 Recorded: 05/22/2025 12:21:05 PM  
 Fee Amt: \$26.00 Page 1 of 1

Duplin County North Carolina  
 Anita Marie Savage, Register of Deeds  
 BK 2085 PG 728 - 728 (1)



926<sup>00</sup>

**NOTICE OF FORECLOSURE**

RECORDING OF FORECLOSURE OF  
 DEED OF TRUST BY SUBSTITUTE TRUSTEE  
 UNDER N.C. GEN. STAT. 45-38

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

I, the undersigned Substitute Trustee in the following described Deed of Trust, hereby file this Notice of Foreclosure for recordation pursuant to the provisions of N.C. Gen. Stat. 45-38.

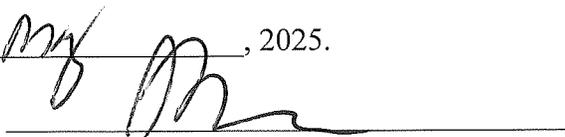
Book: 1988, Page: 337  
 Amount of the Obligation Secured: \$79,000.00  
 Date Filed: February 25, 2022

Names of all parties to the original instrument:

1. Grantor: Aaron Strickland and Sylvia Strickland
2. Trustee: LGFCU Trustee, LLC
3. Obligee: Local Government Federal Credit Union

Said Deed of Trust was foreclosed on May 6, 2025, and the lands covered thereby conveyed to Local Government Federal Credit Union.

This the 19 day of May, 2025.

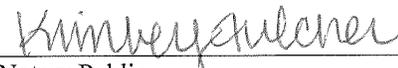
  
 \_\_\_\_\_ [SEAL]  
 PHILIP A. GLASS  
 Substitute Trustee

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 19 day of May, 2025.

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

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires 11/6/2027