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FORSYTH CO. NC FEE \$26.00
 PRESENTED & RECORDED
 07/28/2016 03:58:21 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3299
PG: 1969 - 1976

APPOINTMENT OF SUBSTITUTE TRUSTEE

RE: Mortgagor(s): Jose A. Sanchez and Erika V. Sanchez
 Trustee: Thomas G. Jacobs
 Mortgagee: Granite Mortgage, Inc
 Dated: August 11, 2005
 Recorded: August 12, 2005
 Book: 2591 Page: 2031

Substitute Trustee: Trustee Services of Carolina, LLC
 Current Beneficiary: Wilmington Trust, National Association, not in its individual capacity
 but solely as trustee for VM Trust Series 2, a Delaware statutory trust

File Number: 14-03285-FC02

STATE OF NORTH CAROLINA)
)
 COUNTY OF Forsyth)

APPOINTMENT OF SUBSTITUTE TRUSTEE

Prepared by and return to:
Brock & Scott, PLLC
5431 Oleander Drive, Suite 200
Wilmington, NC 28403

TAKE NOTICE THAT WHEREAS, ***Jose A. Sanchez and Erika V. Sanchez*** executed a Deed of Trust in the amount of ***\$126,267.00*** conveying the property therein to ***Thomas G. Jacobs***, Trustee, in favor of ***Granite Mortgage, Inc.***, its successors and assigns, as Lender/Mortgagee, with Mortgage Electronic Registration Systems, Inc. as Beneficiary, as security for said Note, which Deed of Trust is ***dated August 11, 2005 and recorded on August 12, 2005 in Book 2591 at Page 2031*** in the Public Registry of ***Forsyth*** County, North Carolina (the "Deed of Trust"); and,

WHEREAS, Wilmington Trust, National Association, not in its individual capacity but solely as trustee for VM Trust Series 2, a Delaware statutory trust ("Holder") is the holder of the Note secured by the Deed of Trust and wishes to remove the said Trustee; and,

WHEREAS, the Deed of Trust provided that "Holder", its successors or assigns, may for any reason remove the Trustee and appoint his/her successor; and,

14-03285 - El Bey



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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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, "Holder" now desires to exercise its right to remove the Trustee and any subsequent successor trustee and name **Trustee Services of Carolina, LLC** his/her successor as Substitute Trustee his/her successor (if more than one party is appointed, any party may act);

NOW THEREFORE, "Holder" does hereby remove the Trustee and any subsequent successor trustee in the Deed of Trust *dated August 11, 2005 and recorded on August 12, 2005 in Book 2591 at Page 2031*, in the Public Registry of *Forsyth* County, and does hereby appoint **Trustee Services of Carolina, LLC** as his/her successor as Substitute Trustee. The Substitute Trustee shall have all the rights, powers, duties, obligations and privileges conferred by the Deed of Trust on the Trustee.

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 whomsoever 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 authorized signer, this 14th day of July, 20 16.

*New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
as Attorney in Fact for Wilmington Trust, National
Association, not in its individual capacity but solely as trustee
for VM Trust Series 2, a Delaware statutory trust*

By, *Anasa Blackman*
Printed Name: Anasa Blackman
Title: Foreclosure Specialist

STATE OF Texas)
COUNTY OF Harris)

I, *Alvin Denmon*, a Notary Public of *HARRIS* County and State of *TEXAS*, do hereby certify that *ANASA BLACKMAN* personally came before me this day and acknowledged that he/she is the *Foreclosure Specialist* of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as Attorney in Fact for Wilmington Trust, National Association, not in its individual capacity but solely as trustee for VM Trust Series 2, a Delaware statutory trust, and that he/she, as *Foreclosure Specialist*, being authorized to do so, executed the foregoing in the capacity indicated. WITNESS my hand and official seal this *14* day of *July*, 20 *16*.

Alvin Denmon
Notary Public
(NOTARY SEAL)

1-5-19
My Commission expires

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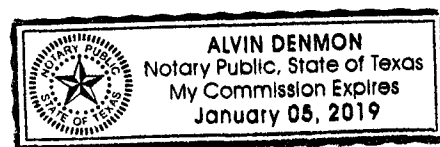


Exhibit A

Purpose of Document:

The attached is a Corporate Resolution document that was provided by the lender. It permits individuals with titles that are lesser than Assistant Vice President, to sign on the company's behalf. This document is necessary in order to validate the signature block of the Substitution of Trustee.

Considering only the name referenced in the signature block, pertains to this loan, then all of the additional names listed in the attachment do not require indexing with the county.

WRITTEN CONSENT
OF
REQUISITE MEMBERS OF THE BOARD OF MANAGERS
OF
NEW PENN FINANCIAL LLC

September 2, 2014

The undersigned, constituting not less than a majority of the members of the Board of Managers (the "Board") of New Penn Financial LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), do hereby consent, pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended from time to time (the "Act"), and Section 2.12 of the Amended and Restated Limited Liability Company Agreement of the Company, dated as of October 31, 2011, as amended from time to time (the "LLC Agreement"), to the adoption of the resolutions set forth herein and that such action be taken without a meeting pursuant to the Act and the LLC Agreement. Capitalized terms used but not defined herein shall have the meanings ascribed thereto in the LLC Agreement.

Designation of Additional SMS Authorized Signatories, Termination of Appointment of Certain SMS Authorized Signatories

WHEREAS, by Resolution dated March 1, 2014 duly adopted by the Board, which resolution remains in full force and effect as of the date hereof, the Board, *inter alia*, appointed certain persons as Authorized Signatories on behalf of the Company's Servicing Division (doing business as Shellpoint Mortgage Servicing ("SMS")) and authorized such persons to execute all contracts, agreements, certificates and other documents relating to collections loan administration activities, loss mitigation activities, proceedings in bankruptcy affecting serviced mortgage property, foreclosure actions, electronic recording of ownership of mortgages and mortgage servicing rights (through MERS and otherwise) and real estate owned management, as indicated by designation of functional area of responsibility next to such persons name, and to do and perform, or cause to be done and performed, all such acts, deeds and things and to make, execute and deliver or cause to be made, executed and delivered all such agreements, undertakings, documents, instruments or certificates in the name and on behalf of the Company (doing business as SMS) ("Authorized Signatory Authority");

WHEREAS, a majority of the members (a "Majority") of the Board has determined it to be in the best interest of the Company to terminate the appointment of certain previously appointed Authorized Signatories as set forth on Exhibit A-1 hereto, and to appoint those certain SMS employees as additional Authorized Signatories set forth on Exhibit A-2 hereto, each having Authorized Signatory Authority in the designated functional area of responsibility set forth opposite each such persons name on Exhibit A-2 hereto.

NOW THEREFORE BE IT RESOLVED, that a Majority of the Board hereby terminate the authority as an Authorized Signatory previously granted to each of the persons set forth on Exhibit A-1 hereto and hereby approve the appointment of each of the persons named on Exhibit A attached hereto as an Authorized Signatory of the Company (doing business as SMS)

having Authorized Signatory Authority in the in the designated functional area of responsibility set forth opposite each such persons name on Exhibit A-2 hereto; and it is

FURTHER RESOLVED, that all actions heretofore taken by any of the persons on behalf of the Company (doing business as SMS) consistent with the foregoing authority be, and they hereby are, approved, adopted, ratified and confirmed in all respects; and it is

FURTHER RESOLVED, that this written consent of the Board of New Penn Financial LLC may be executed in counterparts and by facsimile and pdf, each of which shall be an original and all of which, when taken together, shall constitute one and the same instrument.

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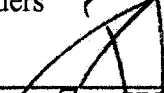
IN WITNESS WHEREOF, the undersigned members of the Board have set their hands hereto effective as of the date first written above.



Bruce J. Williams



Saul I. Sanders



Jerry Schiano

V05

EXHIBIT A-1
Terminated Authorized Signatory Appointments

Name

Designated Functional Area of Responsibility:



Authorized Signatory SMS Foreclosure
Authorized Signatory SMS Foreclosure
Authorized Signatory SMS Foreclosure
Authorized Signatory SMS Foreclosure
Authorized Signatory SMS Foreclosure
Authorized Signatory SMS Foreclosure
Authorized Signatory SMS Foreclosure

EXHIBIT A-2
Authorized Signatory Appointments

Name	Designated Functional Area of Responsibility:
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Anasa Blackman	Authorized Signatory SMS Foreclosure
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