

NORTH CAROLINA  
GUILFORD COUNTY

IN THE GENERAL COURT OF JUSTICE  
BEFORE THE CLERK  
20 SP 1009

IN RE:

Foreclosure of a lien held by Arrowwood Townhomes Homeowners Association for past due assessments upon 3933 Ribbon Grass Terrace, Greensboro, NC 27405, being known and designated as Lot H-74, as shown on the Plat of ARROWWOOD, PHASE 2, at REEDY FORK RANCH, as recorded in Plat Book 154 pages 116 and 117, in the Office of the Register of Deeds of Guilford County, North Carolina.

**NOTICE OF FORECLOSURE SALE OF  
REAL ESTATE**

Said property is titled to: Carol A. Peets

Foreclosure of lien filed with the Clerk of Superior Court on July 19, 2019, file #19 M 2048.

Under and by virtue of the power and authority contained in that certain DECLARATION OF COVENANTS, AND RESTRICTIONS ISSUED BY ARROWWOOD, PHASE 2, AT REEDY FORK RANCH and recorded in the Office of the Register of Deeds of Guilford County, North Carolina in Book 5580 Page 518, Book 6146 page 1499, Book 6280 page 49, and in Book 6280 page 46, and because of default in the payment of the indebtedness thereby secured and pursuant to the demand of the owner and holder of the indebtedness secured by said Lien, and pursuant to the Order of the Clerk of Superior Court for Forsyth County, North Carolina, entered in this foreclosure proceeding, Christopher D. Lane, Substitute Trustee, will expose for sale at public auction on **November 4, 2020, at 11:00 AM** on the steps of the Guilford County Courthouse, Greensboro, North Carolina, the following described real property (including the house, if any and any other improvements thereon):

BEING KNOWN and designated as Lot H-74, as shown on the Plat of ARROWWOOD, PHASE 2, at REEDY FORK RANCH, as recorded in Plat Book 154 pages 116 and 117, in the Office of the Register of Deeds of Guilford County, North Carolina, reference to which is hereby made for a more particular description.

Property address: 3933 Ribbon Grass Terrace, Greensboro, NC 27405  
Present Owner(s): Carol A. Peets

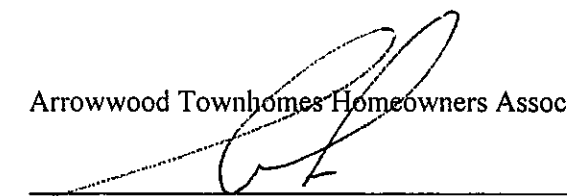
Should the property be purchased by a third party, that person must pay the tax of Forty-Five Cents \$0.45) per One Hundred Dollars (\$100.00) required by North Carolina General Statute §7A-308(a)(1).

The sale will be made subject to all prior sales and releases and to all deeds of trust, liens, unpaid taxes, restrictions, easements, assessments, leases, and other matters of record, if any. Pursuant to North Carolina General Statute §45-21.10(b), any successful bidder will be required to deposit with Christopher D. Lane, the Commissioner and Substitute Trustee, immediately upon conclusion of the sale a cash deposit not to exceed the greater of Five Percent (5%) of the bid amount or Seven Hundred Fifty Dollars (\$750.00). Any successful bidder shall be required to tender the full balance of the purchase price in cash or certified check at the time Christopher D. Lane, the Commissioner and Substitute Trustee, tenders to him a deed for the property or attempts to tender such deed, and should said successful bidder fail to pay the full balance of the purchase price so bid at the time, he shall remain liable on his bid as provided for in North Carolina General Statute §45-21.30 (d) and (e). This sale will be held open ten (10) days for upset bids as required by law.

An order for possession of the property may be issued pursuant to North Carolina General Statute §45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement upon 10 days' written notice to the landlord. Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Signed: October 7, 2020.

Arrowwood Townhomes Homeowners Association

A handwritten signature in black ink, appearing to read "C. Lane", is written over a horizontal line.

Christopher D. Lane,  
Substitute Trustee

OF COUNSEL:  
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