

Return to:
Brock & Scott, PLLC
5431 Oleander Drive
Wilmington, NC 28403

Document prepared by:
Brock & Scott, PLLC
5431 Oleander Drive
Wilmington, NC 28403

THIS APPOINTMENT OF SUBSTITUTE TRUSTEE

by and between Truist Bank, current noteholder, Pamela R. Williamson, Trustee(s); Sarah Afshari Hott and Joshua David Hott (all to be indexed as Grantors); and TRUSTEE SERVICES OF VIRGINIA, LLC, Substitute Trustee, which has the address of 484 Viking Drive, Suite 170, Virginia Beach, VA 23452, (to be indexed as Grantees).

WHEREAS, by deed of trust dated April 9, 2021 and recorded on April 13, 2021 as Instrument No. 20210413-0043305 among the land records of Loudoun County, Virginia, Sarah Afshari Hott and Joshua David Hott conveyed all that certain property hereinafter described to Pamela R. Williamson, Trustee(s), in trust, to secure payment of the sum of \$480,000.00 evidenced by a certain promissory note to Truist Bank as is therein more fully set forth; said property being known as: 43592 Purple Aster Ter, Leesburg, VA 20176, and,

WHEREAS, the aforesaid Deed of Trust contains a provision whereby the holder of the aforesaid Promissory Note, at its discretion, may remove the Trustee(s) named under the said deed of trust and appoint Substitute Trustees, with all of the title, power, and duties conferred upon the Trustee in the deed of trust and by applicable law; and,

WHEREAS, the undersigned is the present holder of the Promissory Note secured by the aforesaid Deed of Trust and desires to remove the aforesaid Trustee(s) and any and all Substitute Trustee(s) previously appointed under the said Deed of Trust and to substitute Trustee Services of Virginia, LLC, a Virginia Limited Liability Company with its principal office in the City of Virginia Beach, Virginia, as Substitute Trustee for the aforesaid Trustee(s).

NOW THEREFORE THIS APPOINTMENT OF SUBSTITUTE TRUSTEE,

W I T N E S S E T H,

that for and in consideration of the premises, and pursuant to the terms and provisions of the aforesaid Deed of Trust, Truist Bank does hereby remove the aforesaid Trustee(s) and any and all Substitute Trustee(s) previously appointed under said Deed of Trust and further does hereby designate and appoint the said Trustee Services of Virginia, LLC, as Substitute Trustee under the said Deed of Trust, with all rights, powers, and duties as Trustee as provided in the said Deed of Trust.

IN TESTIMONY WHEREOF, the undersigned has caused these presents to be signed in its name by Scott Hubbard, as its AVP, on this 8th day of July, 20 25.

TRUIST BANK

By: Scott Hubbard
Name: SCOTT HUBBARD
Its: AVP

STATE OF Virginia
COUNTY OF Richmond, to-wit:
CITY JP

I, Jeanine V. Parks, a Notary Public in and for the said State, do hereby certify that this day personally appeared before me in the jurisdiction aforesaid, Scott Hubbard, AVP of Truist Bank, whose name is signed to the foregoing Appointment of Substitute Trustee dated July 8, 2025, and acknowledged the same before me in said jurisdiction for and on the behalf of Truist Bank.

My commission expires: July 31, 2027.

GIVEN under my hand and notarial seal this 8th day of July, 2025.

Jeanine V. Parks (SEAL)
Notary Public as aforesaid

