



2014031463 00202

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$3.00

PRESENTED & RECORDED:

08-28-2014 04:29:08 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: OLIVIA DOYLE
ASST

BK: RE 3194

PG: 2038-2043

PREPARED BY: Bruce Magers, Esq.
245 Nanzetta Way
Lewisville, NC 27023

RETURN TO:

Keith Stull - original to
5075 Monte Vista Street
Winston Salem NC 27105

Excise Tax \$3.00

NORTH CAROLINA }

FORSYTH COUNTY }

TRUSTEE'S DEED

THIS INDENTURE, made this the 22nd day of April, 2014, by Bruce Magers, Trustee in Bankruptcy for Garland Matthew Jones and Terry Parks Jones, Party of the First Part whose address is 245 Nanzetta Way, Lewisville, N.C.; and Keith F. Stull and wife Kimberly A. Stull, Party of the Second Part whose address is 5075 Monte Vista Street, Winston-Salem, N.C.;

WITNESSETH:

The Party of the First Part, by virtue of the power and authority given in and by an Order of the United States Bankruptcy Court for the Middle District of North Carolina Approving Private Sale of Realty and Rescinding Prior Order, dated April 21, 2014, a copy of which is attached hereto marked Exhibit A, and in consideration of Ten Dollars and other valuable considerations (\$10.00 & O.V.C.), lawful money of the United States paid by the Party of the Second Part, does hereby grant, convey and release unto the Party of the Second Part, their heirs and assigns forever, Debtors' interest in certain realty located in Forsyth County, North Carolina, located in the 4900 Block of Monte Vista Street, Winston-Salem, N.C., and more particularly described as follows:

TRACT I:

BEGINNING at an iron, said iron being located approximately 453 feet North from the Northwestern intersection of Monte Vista Avenue and School Street, said iron being in the old Western right-of-way line of Monte Vista Avenue, and said iron also being the Southeast corner of the property formerly owned by Jerry M. Swaim, as recorded in Deed Book 922, page 270; thence from said beginning point North 87 degrees 19 minutes West 235 feet (more or less) to an iron stake on the Sadie J. Bodenhamer line; thence North 2 degrees 07 minutes West 85 feet along the Eastern boundary of Bodenhamer line to an iron stake, said iron stake being located 15 feet South from the original line of said Swaim property; thence South 87 degrees 19 minutes 30 seconds East 245.77 feet to an iron in the old right of way line of Monte Vista Avenue; thence South 1 degree West along the old Western right of way line of Monte Vista Avenue, a distance of 85 feet to the point and place of **BEGINNING**.

All or a portion of the property herein conveyed does not include the primary residence of the Party of the First Part.

together with the appurtenances and also all of the estate which the said Garland Matthew Jones and Terry Parks Jones had at the time of the filing of the petition in bankruptcy in said United States Bankruptcy Court for the Middle District of North Carolina, in said premises, and also the estate therein which the Party of the First Part has or has power to convey or dispose of as Trustee in Bankruptcy for Garland Matthew Jones and Terry Parks Jones, Debtors.

TO HAVE AND TO HOLD the premises herein granted unto the Party of the Second Part, their heirs and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hand and seal the day and year first above written.

DL

[SEAL]

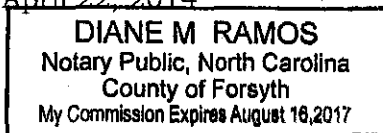
BRUCE MAGERS, Trustee in Bankruptcy
for Garland Matthew Jones and
Terry Parks Jones (See Exhibit B)

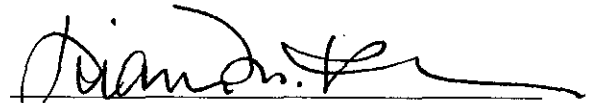
STATE OF NORTH CAROLINA]

COUNTY OF FORSYTH]

I, Diane M. Ramos, certify that Bruce Magers personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: April 22, 2014




Diane M. Ramos, Notary Public

My Commission Expires: August 16, 2017

Exhibit A

SO ORDERED.

SIGNED this 21st day of April, 2014.



Catharine R. Aron

UNITED STATES BANKRUPTCY JUDGE

UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA
CASE NO. B-12-50141

IN RE:

GARLAND MATTHEW JONES
TERRY PARKS JONES

Debtors

ORDER APPROVING PRIVATE
SALE OF REALTY AND
RESCINDING PRIOR ORDER

THIS MATTER coming before the Court for consideration on Application for Private Sale of Realty and To Rescind Prior Order filed on March 24, 2014; and it appears to the Court that Notice of the foregoing Application was sent to creditors on April 2, 2014, allowing any objection to the Application to be made on or before April 18, 2014; it further appears to the Court from a review of the Application and the official file that no objections have been made and that good cause exists for the approval of the private sale to Keith F. Stull and wife Kimberly A. Stull pursuant to which the Trustee will proceed with sale of Debtors' interest in certain realty located in the 4900 Block of Monte Vista Street, Winston-Salem, N. C., which is more particularly described as follows, and the bankruptcy estate will receive the gross sum of \$1,500.00 for the Debtors' interest in subject realty, said Application also requesting rescinding of the Court's prior Order entered August 27, 2013, Approving Private Sale of Realty to Barbara Hauser for the sum of \$1,500.00 since subject sale never closed:

TRACT 1:

BEGINNING at an iron, said iron being located approximately 453 feet North from the Northwestern intersection of Monte Vista Avenue and School Street, said iron being in the old Western right-of-way line of Monte Vista Avenue, and said iron also being the Southeast corner of the property formerly owned by Jerry M. Swaim, as recorded in Deed Book 922, page 270; thence from said beginning point North 87 degrees 19 minutes West 235 feet (more or less) to an iron stake on the Sadie J. Bodenhamer line; thence North 2 degrees 07 minutes West 85 feet along the Eastern boundary of Bodenhamer line to an iron stake, said iron stake being located 15 feet South from the original line of said Swaim property; thence South 87 degrees 19 minutes 30 seconds East 245.77 feet to an iron in the old right of way line of Monte Vista Avenue; thence South 1 degree West along the old Western right of way line of Monte Vista Avenue, a distance of 85 feet to the point and place of **BEGINNING**.

From the foregoing, the Court finds that no objections have been filed to the proposed sale and rescinding of prior order and that it is in the best interest of all parties to approve both matters as requested, the Court further finding that the proposed sale is fair and reasonable along with the request to rescind the prior Order.

WHEREFORE, IT IS HEREBY ORDERED that Trustee's Application to Approve Private Sale of Realty as set forth hereinabove to Keith F. Stull and wife Kimberly A. Stull, is approved and allowed, the bankruptcy estate to receive the gross sum of \$1,500.00 for Debtors' interest in the above-referenced realty; IT IS FURTHER ORDERED that this Court's Order entered August 27, 2013 Approving Private Sale of Realty to Barbara Hauser be and the same is hereby rescinded.

[END OF DOCUMENT]

Exhibit B

FORM B9A (Chapter 7 Individual or Joint Debtor No Asset Case) (12/11)

Case Number 12-50141

UNITED STATES BANKRUPTCY COURT
Middle District of North Carolina

Notice of Chapter 7 Bankruptcy Case, Meeting of Creditors, & Deadlines

A bankruptcy case concerning the debtor(s) listed below was originally filed under Chapter 13 on 1/31/12 and was converted to a case under Chapter 7 on 3/8/12.

You may be a creditor of the debtor. This notice lists important deadlines. You may want to consult an attorney to protect your rights. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below. NOTE: The staff of the bankruptcy clerk's office cannot give legal advice.

See Reverse Side For Important Explanations

Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Garland Matthew Jones
3518 N. Lakeshore Dr.
Clemmons, NC 27012

Terry Parks Jones
3518 N. Lakeshore Dr.
Clemmons, NC 27012

Case Number:
12-50141

Last four digits of Social-Sec./Taxpayer ID/Employer ID/Other Nos.:
xxx-xx-0671
xxx-xx-5248

Attorney for Debtor(s) (name and address):

John A. Meadows
2596-C Reynolda Rd.
Winston-Salem, NC 27106
Telephone number: (336) 723-3530

Bankruptcy Trustee (name and address):

C. Edwin Allman III
P. O. Drawer 5129
Winston-Salem, NC 27113-5129
Telephone number: (336) 722-2300

See attached

Meeting of Creditors

Date: April 13, 2012

Time: 09:00 AM

Location: Creditors Meeting Room, First Floor, 226 South Liberty Street, Winston-Salem, NC 27101

Important notice to individual debtors: All individual debtors must provide picture identification and proof of social security number to the trustee at the meeting of creditors. Failure to do so may result in your case being dismissed.

Presumption of Abuse under 11 U.S.C. § 707(b)

See "Presumption of Abuse" on reverse side.

The presumption of abuse does not arise.

Deadlines:

Papers must be received by the bankruptcy clerk's office by the following deadlines:

Deadline to Object to Debtor's Discharge or to Challenge Dischargeability of Certain Debts: 6/12/12

Deadline to Object to Exemptions:

Thirty (30) days after the conclusion of the meeting of creditors.

Deadline to File Reaffirmation Agreements:

Sixty (60) days after the first date set for the Meeting of Creditors.

Creditors May Not Take Certain Actions:

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

Please Do Not File a Proof of Claim Unless You Receive a Notice To Do So.

Creditor with a Foreign Address

A creditor to whom this notice is sent at a foreign address should read the information under "Do Not File a Proof of Claim at This Time" on the reverse side.

Address of the Bankruptcy Clerk's Office:

226 S. Liberty Street
Winston-Salem, NC 27101
Telephone number: (336) 397-7785

For the Court:

Clerk of the Bankruptcy Court:
Reid Wilcox

Hours Open: Monday - Friday 8:00 AM - 5:00 PM

Date: 3/9/12

CO-705 (10/95)

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF NORTH CAROLINA

In Re)	
)	Case No. 12-50141
Garland Matthew Jones)	
Terry Parks Jones)	
)	
)	
)	
Debtor(s))	

ORDER


IT appearing that the interim trustee originally appointed by the Court is unable to serve in the above named case due to a conflict of interest; that the Court should appoint a successor trustee; and for sufficient reasons, it is

ORDERED that the person named below, who is a member of the Panel of Trustees for the Middle District of North Carolina, is hereby appointed trustee in the above captioned case.

Bruce Magers
245 Nanzetta Way
Lewisville, NC 27023

IT IS FURTHER ORDERED that said trustee's bond shall be covered by the blanket bond filed by trustee and approved by the Court.

March 21, 2012



THOMAS W. WALDREP, JR.
UNITED STATES BANKRUPTCY JUDGE