



2016003711 00042

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$58.00

PRESENTED & RECORDED:

02-02-2016 11:13:43 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPT

BK: RE 3270**PG: 571-573****Substitute Trustee's Deed**

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

ENVELOPE

NORTH CAROLINA

FORSYTH 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 #6834-87-3294

Documentary Stamps - \$58.00

THIS DEED, made this 29 day of January, 2016, by Philip A. Glass, Substitute Trustee, of 5540 Centerview Drive, Suite 416, Raleigh, North Carolina, party of the first part, to Palm Avenue Hialeah, LLC, 18451 N. Dallas Parkway, Suite 100, Dallas, TX 75287, party of the second part.

WITNESSETH:

THAT WHEREAS, on September 10, 2003 Raul Lio and Amanda Lio executed and delivered a certain Deed of Trust to Mortgage Electronic Registration Systems, Inc., as nominee for Equity One, Inc., dba Equity One Mortgage Services conveying the lands hereinafter described to secure the payment of a note and indebtedness, now held by Palm Avenue Hialeah, LLC as set forth in said Deed of Trust, which Deed of Trust is duly registered in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2406, Page 1967; 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, Tony Flor, 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 Kernersville News, a newspaper published in Forsyth 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 January 13, 2016, at 11:00AM, at the Courthouse door, in the City of Winston-Salem, Forsyth County, North Carolina, expose to public sale the real estate hereinafter described, at which time and place said real estate was bid on by Palm Avenue Hialeah, LLC, the last and highest bidder, for the sum of Twenty Nine Thousand and 00/100 Dollars (\$29,000.00); and,

WHEREAS, on January 13, 2016, report of said sale was duly filed in the Office of the Clerk of Superior Court of Forsyth County as shown in Special Proceedings File Number 15 SP 1626, 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 Forsyth 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 Forsyth County, North Carolina.

NOW, THEREFORE, in consideration of the premises and the sum of Twenty Nine Thousand and 00/100 Dollars (\$29,000.00), 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 Palm Avenue Hialeah, LLC, its successors and assigns, that certain tract or parcel of land lying and being in Forsyth 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.



PHILIP A. GLASS
Substitute Trustee


[SEAL]

North Carolina

Wake County

I, ~~Amber Nichole Hopper~~, a Notary Public for said County and State, 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 29th day of January, 2016.



Notary Public

My commission expires 3-31-20

AMBER NICHOLE HOPPER
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 31, 2020

"Schedule A"

Legal Description:

All that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being located on Dacian Street, also known as Urban Street, and being known and designated as Lot No. 129, as shown on the Map of the Reynolds Place, as recorded in Plat Book 1, Page 48, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.