



2016046082 00046

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$164.00**

PRESENTED & RECORDED:  
11-18-2016 10:35:07 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY

**BK: RE 3319**  
**PG: 193-195**

**THIS INSTRUMENT PREPARED BY & RETURN TO:**

Post Sale  
Brock & Scott, PLLC  
5431 Oleander Drive, Suite 200  
Wilmington, NC 28403  
File Number: 16-09316, Case Number: 16 SP 919  
PIN #: 6854-14-9390.00  
Excise Tax: \$164.00

ENVELOPE

STATE OF NORTH CAROLINA

**SUBSTITUTE TRUSTEE'S DEED**

COUNTY OF FORSYTH

**NCGS 105-317.2 Report on transfers of real property – requirements**

Grantor's address: see above "return to" address

Grantee's address: see below paragraph

Primary residence: As the Substitute Trustee of a special proceedings foreclosure file, this firm does not occupy any property as its residence. As to the original mortgagor(s), this firm does not have any specific knowledge as to whether the mortgagor(s) were occupying the property at the time of foreclosure sale.

This instrument was prepared by: Brock & Scott, PLLC, a licensed North Carolina attorney/law firm. The Grantee is receiving title because they were the successful bidder at a foreclosure sale of the below mentioned property. Any potential bidders were notified that the sale of the property would be made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. Therefore, the Grantee assumes responsibility for any unpaid taxes.

**THIS SUBSTITUTE TRUSTEE'S DEED**, made this NOV 11 2016, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, its successors and assigns as their interests may appear, whose address is c/o Caliber Home Loans, Inc., 13801 Wireless Way, Oklahoma City, OK 73134, ("Grantee");

**WITNESSETH:**

**WHEREAS, Ann D. Lee and Donald Lee, executed and delivered a Deed of Trust dated September 21, 2007 and recorded on October 8, 2007 in Book RE 2787 at Page 4130 of the Forsyth County Public Registry, to PRLAP, Inc., as Trustee; and**



**WHEREAS**, the beneficial interest of said Deed of Trust was originally held by and remains with, or was transferred and assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust; and

**WHEREAS**, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in **Appointment of Substitute Trustee recorded on July 8, 2016, in Book RE 3295, Page 4037 of the Forsyth County Public Registry**, due demand was made on the Grantor by the holder of the indebtedness secured by said Deed of Trust that he foreclose the said Deed of Trust and sell the property under the terms thereof; and

**WHEREAS**, under and by virtue of the power and authority in him vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled Special Proceedings No. 16 SP 919, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on September 6, 2016, whereupon the Clerk of Superior Court of Forsyth County, North Carolina, authorized Grantor to proceed under said Deed of Trust and sell the real property as herein below described, Grantor, on October 25, 2016 at 10:00AM, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions, conveyances and releases, and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust was the last and highest bidder for said land at the price of \$82,000.00; and

**WHEREAS**, Grantor duly reported the land sale to the Clerk of Superior Court of Forsyth County as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

**NOW, THEREFORE**, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA:

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED RECORDED IN BOOK 2629, PAGE 179 FORSYTH COUNTY REGISTRY, TO WHICH DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THIS PROPERTY.

And being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 7, as shown on the Map of Dizeland, as recorded in Plat Book 17, Page 170, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with improvements located thereon; said property being located at 901 Dize Drive, North Carolina.

Said property is commonly known as 901 Dize Drive, Winston Salem, NC 27107.

**TO HAVE AND TO HOLD** the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey same.

**IN WITNESS WHEREOF**, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

Trustee Services of Carolina, LLC  
Substitute Trustee

By: [Signature]  
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Ginger Martindale, a Notary Public of Pender County and State aforesaid, do hereby certify that Aaron B. Anderson, Member/Manager of Trustee Services of Carolina, LLC, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and notary stamp or seal this 11 day of Nov, 2016.

[Signature]  
Notary Public

JAN 22 2021  
My Commission Expires

NOTARY SEAL

GINGER MARTINDALE  
NOTARY PUBLIC  
PENDER COUNTY, NC