

**2018024759 00027**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$34.00**

PRESENTED &amp; RECORDED

06/29/2018 09:05:29 AM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3412****PG: 2842 - 2844****THIS INSTRUMENT PREPARED BY & RETURN TO:**

Post Sale Department  
 Brock & Scott, PLLC  
 5431 Oleander Drive, Suite 200  
 Wilmington, NC 28403  
 File Number: 14-26648, Case Number: 18 SP 512  
 PIN #: 6836-74-3763.00  
 Excise Tax: \$34.00

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 June 27, 2018, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1, its successors and assigns as their interests may appear, whose address is c/o Owen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, ("Grantee");

**WITNESSETH:**

Submitted electronically by "Brock & Scott, PLLC FC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**WHEREAS, Raul Lio and Amanda Lio, executed and delivered a **Deed of Trust dated September 30, 2003 and recorded on October 7, 2003 in Book 2411 at Page 1194** of the Forsyth County Public Registry, to Tony Flor, 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 **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1**, current beneficiary; 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 June 8, 2016, in Book RE 3290, Page 2187 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. 18 SP 512**, 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 May 22, 2018, 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 June 15, 2018 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 The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-1 was the last and highest bidder for said land at the price of \$17,000.00; 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 certain lot or parcel of land situated in the City of Winston-Salem Township, Forsyth County, North Carolina and more particularly as follows:

Lying and being in Forsyth County, North Carolina and situated in North Winston on the South Side of Balsely Street (Now 23rd Street); Beginning at an iron stake 200 feet from Eutaw Street; running thence in a Westerly direction of 50 feet and of that same width back South 150 feet to an alley. The above lot being known and designated as Lot No. 4 on the map of Fairview Heights Andrews addition, recorded in office of the Register of Deeds of Forsyth County, in Deed Book 97 at Page 592, which see for a more particular description of said property, for further reference deed recorded in Deed Book 371, Page 82.

Note: Deed Consist of More than Tract of Land

Together with improvements located thereon; said property being located at 1414 East Twenty Third Street, North Carolina.

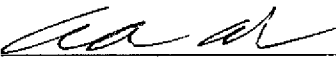
Said property is commonly known as **1414 East Twenty Third Street, Winston Salem, NC 27105.**

Title to the property hereinabove described is subject to the following exceptions:  
Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and easements of record.

**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:   
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 27 day of June, 2018.

  
Notary Public

**JAN 22 2021**

My Commission Expires

NOTARY SEAL

