



2022033799 00022

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X  
\$140.00

PRESENTED & RECORDED:  
07-19-2022 09:05:26 AM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3707  
PG: 2102-2103

TRUSTEE'S DEED

NORTH CAROLINA

Prepared by: Hutchens Law Firm LLP

FORSYTH COUNTY

Return To: Mauris Martinez  
3912 Laurel Grove Rd , Winston Salem , NC 27127

Firm Case No: 2843 - 6858

REVENUE: \$140.00

TAXID: 6837-13-4670.000

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 15th day of July, 2022, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 201 South McPherson Church Road, Suite 232, Fayetteville, NC 28303, party of the first part, to Mauris Martinez, 3912 Laurel Grove Rd , Winston Salem , NC 27127, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 1st day of December 2017, Timothy Pope, executed and delivered to Alexis Alan, Trustee, a certain Deed of Trust, which is recorded in Book No. RE 3380, at Page 3795 in the Office of the Register of Deeds of Forsyth County, North Carolina the ("Deed of Trust") and;

WHEREAS, the undersigned, Substitute Trustee Services, Inc., the ("Substitute Trustee"), having been substituted as Trustee in the Deed of Trust by an instrument duly recorded in Book No. RE 3637, at Page 3642, Forsyth County Registry; and,

WHEREAS, in Special Proceeding Number 21 SP 585, under and by virtue of the authority conferred by the Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in the Deed of Trust prescribed and by law provided, the Substitute Trustee did on the 15th day of June 2022, at the Courthouse Door, in the City of Winston-Salem, North Carolina, expose to public sale the lands hereinafter described. Pursuant to upset bid, Mauris Martinez, became the last and highest bidder for the sum of Sixty-Nine Thousand Eight Hundred Sixty And 28/100 (\$69,860.28); and,

WHEREAS, said sale was duly reported to the Office of the Clerk of Superior Court, Forsyth County, North Carolina and no increased bid has been filed within the time allowed therefore by law;

NOW, THEREFORE, in consideration of the premises and the sum of Sixty-Nine Thousand Eight Hundred Sixty And 28/100 (\$69,860.28), paid to the said party of the first part by the said party of the second part, the receipt of which is hereby acknowledged and under and by virtue of the power and authority by said Deed of Trust conferred, the said Substitute Trustee, as aforesaid, does hereby bargain, sell and convey unto Mauris Martinez, his heirs and assigns, all that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Being known and designated as Lot No. 56, as shown on the Map of Forest Hill, Section 1, as recorded in Plat Book 7, Page 29, 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 229 Forest Hill Avenue, Winston Salem, North Carolina.



Original to: MAURIS MARTINEZ

Property Address: 229 Forest Hill Avenue, Winston-Salem, NC 27105

Pin No. 6837-13-4670.000

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereto belonging unto Mauris Martinez, his heirs 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 Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

SUBSTITUTE TRUSTEE SERVICES, INC.  
SUBSTITUTE TRUSTEE

BY: C. L. Leader  
C. L. Leader President

NORTH CAROLINA – CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:  
C. L. Leader President.

Date: 7-15-2022

Jo Anne Henderson  
Official Notary Signature

Jo Anne Henderson Notary Public  
Notary Public printed typed name

My Commission Expires: 08/02/2025

Official Seal

