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FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
10/25/2023 03:21:50 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3778

PG: 3577 - 3579

**THIS INSTRUMENT PREPARED BY: BROCK & SCOTT, PLLC, ATTORNEYS AT LAW
RETURN TO: GRANTEE**

John Southard Inc.
448 Lawndale Dr.
Winston-Salem, NC 27104
File Number: 22-04732
PIN #: 6834-46-4814
Excise Tax: \$100.00

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 below paragraph

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 13th day of October, 2023, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, whose address is **c/o Brock & Scott, PLLC, 5431 Oleander Drive, Suite 200, Wilmington, NC, 28403** ("Grantor"), and **John Southard Inc.**, its successors and assigns as their interests may appear, whose address is **448 Lawndale Dr., Winston-Salem, NC 27104**, ("Grantee");



WITNESSETH:

WHEREAS, Ruby V. Linville, executed and delivered a **Deed of Trust dated July 9, 2004 and recorded on July 14, 2004 in Book 2487 at Page 2583** of the Forsyth County Public Registry, to Trustee Services, 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 First National Bank of PA; 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 October 28, 2022, in Book RE 3725, Page 2335 and/or as Instrument # 2022048901 00004 of the Forsyth County Public Registry**, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that it 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 it 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. 22 SP 933, 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 July 27, 2023, 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 September 7, 2023 at 10:00 AM, 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 and matters of record, for sale at public auction at the Forsyth County Courthouse door, when and where John Southard Inc. was the last and highest bidder for said land at the price of \$50,000.00; 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 it 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:

BEING KNOWN AND DESIGNATED AS LOT NO. 30, AS SHOWN ON MAP OF CENTRAL TERRACE, AS RECORDED IN PLAT BOOK 8, PAGE AA, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE DEFINITE AND PARTICULAR DESCRIPTION. BEING THE SAME PROPERTY AS THAT DESCRIBED IN DEED OF TRUST BOOK 917, PAGE 183, SAME OFFICE.

THIS IS, IN ALL RESPECTS THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 1624, PAGE 3962, FORSYTH COUNTY REGISTRY.

Said property is commonly known as 118 East Monmouth Street, Winston-Salem, NC 27127.

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 its hand and affixed its seal the day and year first above written.

Trustee Services of Carolina, LLC
Substitute Trustee

By: *Aaron B. Anderson*
Aaron B. Anderson, Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Lillian Parker, 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 13 day of October, 2023.

Lillian Parker
Notary Public

My Commission Expires

NOTARY SEAL

