

2024008663 00001

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$232.00

PRESENTED & RECORDED
03/21/2024 08:01:10 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3797
PG: 4427 - 4430

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Bell Carrington Price & Gregg, PLLC
5550 77 Center Drive, Suite 160
Charlotte, NC 28217
File: 22-52934
PIN: 6826-85-1244.000
Excise Tax: \$232.00

SUBSTITUTE TRUSTEE'S DEED

NORTH CAROLINA

FORSYTH COUNTY

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

Grantee's address: 15301 Spectrum Dr., Ste. 405, Addison, TX 75001-2229

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: Bell Carrington Price & Gregg, 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 if 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 the 6th day of February, 2024 by and between Cape Fear Trustee Services, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and Click N' Close, Inc., its successors and assigns as their interests may appear, whose address is 15301 Spectrum Dr., Ste. 405, Addison, TX 75001-2229 ("Grantee");

Submitted electronically by "Bell Carrington & Price - Foreclosure"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH:

WHEREAS, Gabriel Pedroza Padilla executed a Deed of Trust dated December 7, 2018 and recorded on December 7, 2018 in Book RE 3437, Page 3408 of the Forsyth County Public Registry ("Deed of Trust"), conveying certain real property in Forsyth County to Cynthia Porterfield, Trustee, for the benefit of Fairway Independent Mortgage Corporation; and

WHEREAS, the beneficial interest of said Deed of Trust was originally held by and remains with or was transferred to Click N' Close, Inc.; 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 March 13, 2023 in Book 3744 at Page 1171 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 to 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 stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of Forsyth County, entitled Special Proceedings No. 23 SP 286, 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 November 7, 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 January 23, 2024 at 10:00 AM, did expose the land described in 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 Click N' Close, Inc., was the last and highest bidder for said land at the price of \$115,558.22; 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 of parcel of land lying and being the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Being all of Lot 135, Alta Vista Subdivision, as per plat thereof recorded in Plat Book 4, Page 208, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Save and except any releases, deeds of release or prior conveyances of record.

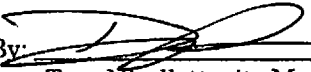
Said Property is commonly known as 712 W 25th Street, Winston Salem, NC 27105; Parcel ID: 6826-85-1244.000.

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.

[SIGNATURE ON NEXT PAGE]

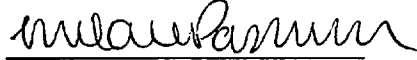
Cape Fear Trustee Services, LLC:

By: 
Trey Nicollette, its Member

STATE OF South Carolina
COUNTY OF Charleston

I, Melanie Pasheuk, a Notary Public for Charleston County and State of SOUTH CAROLINA, certify that Trey Nicollette, personally came before me this day and acknowledged that he/she is Safe Member of Cape Fear Trustee, and that by authority duly given and as an act of the corporation, executed the foregoing instrument.

WITNESS my hand and official seal this 10th day of February, 2024



Notary Public
(NOTARY SEAL)

My Commission expires

