

2017009898 00083FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$75.00

PRESENTED & RECORDED

03/16/2017 12:15:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3336**PG: 4003 - 4005****Substitute Trustee's Deed**Prepared by: Philip A. Glass
Attorney at Law
5540 Centerview Dr., Suite 416
Raleigh, NC 27606Return to: Patti D. Dobbins
Attorney at Law
3350 Valley Road
Winston-Salem, NC 27106

NORTH CAROLINA

FORSYTH COUNTY

The property is not the primary residence of the Grantor, and Grantor has no knowledge of any foreclosed parties' use of the property. (N.C.G.S. § 105-317.2)

Parcel ID: 6875-97-4844.00

Documentary Stamps – 75.00

THIS DEED, made this 19 day of March, 2017, by Philip A. Glass, Substitute Trustee, of 5540 Centerview Drive, Suite 416, Raleigh, North Carolina, party of the first part, to I Buy Houses, LLC, 641 Sun Meadows Drive, Kernersville, NC 27284, of the second part.

WITNESSETH:

THAT WHEREAS, on January 31, 2007 Joel P. Litaker executed and delivered a certain Deed of Trust to Decision One Mortgage Company, LLC conveying the lands hereinafter described to secure the payment of a note and indebtedness, now held by Deutsche Bank National Trust Company, as Trustee on behalf of the certificateholders of the HSI Asset Securitization Corporation Trust 2007-HE2 as set forth in said Deed of Trust, which Deed of Trust is duly registered in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 2728, Page 2102; and,

WHEREAS, there was default in payment of the indebtedness secured by said Deed of Trust and the covenants and provisions therein contained, and after such default had continued for more than thirty days and on account of such default, the holder and owner of said Deed of Trust and note secured thereby proceeded to foreclose on said Deed of Trust and to sell the real estate therein conveyed and described in accordance with the authority conferred by said Deed of Trust; and

WHEREAS, Hinshaw & Jacobs-880-1, the Trustee named in said Deed of Trust, has declined to act as Trustee and Philip A. Glass was appointed Substitute Trustee in and under said Deed of Trust hereinabove referred to with all the title, rights, powers and duties of Trustee as provided under the Deed of Trust; and

WHEREAS, upon application and request of the holder and owner of said Deed of Trust and note secured thereby, and under and by virtue of the authority conferred by said Deed of Trust, and in accordance with the terms and provisions of the same, and after due advertisement as in said Deed of Trust and by law provided, to wit, once a week for two successive weeks immediately preceding said sale, in The Kernersville News, a newspaper published in Forsyth County, North Carolina, the date of the last publication occurring within ten (10) days immediately preceding said sale, the said Philip A. Glass, Substitute Trustee, did on January 18, 2017, at 10:00 a.m., at the Courthouse door, in the City of Winston-Salem, Forsyth County, North Carolina, expose to public sale the real estate hereinafter described, at which time and place said real estate was bid on by Deutsche Bank National Trust Company, as Trustee on behalf of the certificateholders of the HSI Asset Securitization Corporation Trust 2007-HE2, the last and highest bidder, for the sum of TWENTY ONE THOUSAND TWO HUNDRED FIFTY TWO AND 09/100 (\$21,252.09); and,

WHEREAS, on January 18, 2017, report of said sale was duly filed in the Office of the Clerk of Superior Court of Forsyth County as shown in Special Proceedings File Number 16 SP 1421, hereinafter referred to as the "foreclosure file"; and,

WHEREAS, on January 20, 2017, a Notice of Upset Bid was filed by Weidl Properties, LLC, in the

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

amount of \$22,314.69; and,

WHEREAS, on January 27, 2017, at 11:46 a.m., a Notice of Upset Bid was filed by Triad Investment Partners, LLC, in the amount of \$23,430.42; and,

WHEREAS, on January 27, 2017, at 4:02 p.m., a Notice of Upset Bid was filed by Weidl Properties, LLC, in the amount of \$24,601.94; and,

WHEREAS, on January 30, 2017, a Notice of Upset Bid was filed by Eric Allen, in the amount of \$25,900.00; and,

WHEREAS, on January 31, 2017, a Notice of Upset Bid was filed by I Buy Houses, LLC, in the amount of \$27,200.00; and,

WHEREAS, on February 3, 2017, a Notice of Upset Bid was filed by Eric Allen, in the amount of \$28,900.00; and,

WHEREAS, on February 6, 2017, a Notice of Upset Bid was filed by I Buy Houses, LLC, in the amount of \$30,345.00; and,

WHEREAS, on February 8, 2017, a Notice of Upset Bid was filed by Eric Allen, in the amount of \$31,900.00; and,

WHEREAS, on February 9, 2017, a Notice of Upset Bid was filed by I Buy Houses, LLC, in the amount of \$33,495.00; and,

WHEREAS, on February 15, 2017, a Notice of Upset Bid was filed by Eric Allen, in the amount of \$35,300.00; and,

WHEREAS, on February 17, 2017, a Notice of Upset Bid was filed by I Buy Houses, LLC, in the amount of \$37,065.00; and,

WHEREAS, said bid remained open for ten days from the date of the filing of said report as required by law, and said bid was not raised and no objection was made to said sale; and,

WHEREAS, said purchaser has complied with the terms of said sale and said purchase price has been paid; and,

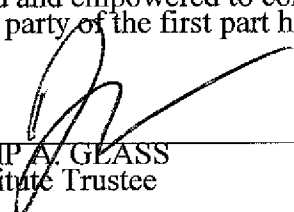
WHEREAS, prior to the commencement of the above-referenced foreclosure proceedings, all parties thereto entitled were given notice of the foreclosure sale as by law provided and were afforded the opportunity for a hearing before the Clerk of Superior Court of Forsyth County at which they could raise any defense or objection to the foreclosure and sale. Documentation of this Notice and Hearing appears in the foreclosure file in the Office of the Clerk of Superior Court of Forsyth County, North Carolina.

NOW, THEREFORE, in consideration of the premises and the sum of THIRTY SEVEN THOUSAND SIXTY FIVE AND 00/100 Dollars (\$37,065.00), paid to the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, and under and by virtue and in execution of the power and authority by said Deed of Trust conferred, the said Philip A. Glass, Substitute Trustee as aforesaid, does hereby bargain, sell and convey unto the said I Buy Houses, LLC, its successors and assigns, that certain tract or parcel of land lying and being in Forsyth County, North Carolina, and more particularly described as follows:

See Legal Description Attached

TO HAVE AND TO HOLD said lands and premises, all privileges and appurtenances thereto belonging unto said party of the second part, its successors 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 said party of the first part has hereunto set his hand and seal the day and year first above written.


PHILIP A. GLASS
Substitute Trustee

[SEAL]

North Carolina

Wake County

I, Amber Nichole Hopper, a Notary Public for said County and State, do hereby certify that Philip A. Glass, Substitute Trustee, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of March, 2017.



Notary Public

My commission expires 3-31-20

AMBER NICHOLE HOPPER
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 31, 2020

Exhibit A

Tract I: All of that Condominium Unit No. 520 as referred to in that instrument entitled "Declaration of Condominium" (hereinafter called the "Declaration") as recorded In Book 1378 at Page 366, Forsyth County Registry, and as more particularly described in the plans of Brookside Condominiums which are recorded in Condominium Book 1 at Pages 169 through 171, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract II: An undivided 4.166% interest in and to the "common Areas and Facilities" as referred to in said Declaration to which reference is made for a more particular description on "Common Areas and Facilities".