



2016051247 00216

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$238.00

PRESENTED & RECORDED:
12-22-2016 03:50:14 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPT

BK: RE 3325
PG: 155-157

THIS INSTRUMENT PREPARED BY & RETURN TO:

Post Sale
Brock & Scott, PLLC
5431 Oleander Drive, Suite 200
Wilmington, NC 28403
File Number: 14-03285, Case Number: 16 SP 990
PIN #: 6803-14-9988.00
Excise Tax: \$238.00

ENVELOPE

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 12/16/16, by and between Trustee Services of Carolina, LLC, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **V Mortgage REO 2, LLC**, its successors and assigns as their interests may appear, whose address is **c/o Shellpoint Mortgage Servicing, 55 Beattie Place, MS #005, Greenville, SC 29601**, ("Grantee");

WITNESSETH:



WHEREAS, Jose A. Sanchez and Erika V. Sanchez, executed and delivered a **Deed of Trust dated August 11, 2005 and recorded on August 12, 2005 in Book 2591 at Page 2031** of the Forsyth County Public Registry, to Thomas G. Jacobs, 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 Wilmington Trust, National Association, not in its individual capacity but solely as trustee for VM Trust Series 2, a Delaware statutory trust; 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 July 28, 2016, in Book 3299, Page 1969 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. 16 SP 990, 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 1, 2016, 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 November 29, 2016 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 Wilmington Trust, National Association, not in its individual capacity but solely as trustee for VM Trust Series 2, a Delaware statutory trust was the last and highest bidder for said land at the price of \$118,607.11; 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;

WHEREAS, Wilmington Trust, National Association, not in its individual capacity but solely as trustee for VM Trust Series 2, a Delaware statutory trust requested transfer and assignment of its bid to the Grantee and whereas, under and by virtue of the authority contained in that certain Appointment of Substitute Trustee Recorded on July 28, 2016 in Book 3299, in Page 1969, Trustee Services of Carolina, LLC, Substitute Trustee, assigned said bid to V Mortgage REO 2, LLC, its successors and assigns in such office; and

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:

Being known and designated as Lot 28, as shown on the Final Plat of Chatfield, Section 2, as recorded in Plat Book 48, Page 61, 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 2669 Ninfield Drive, North Carolina.

Said property is commonly known as 2669 Ninfield Drive, Winston Salem, NC 27103.

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: *[Signature]*
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 16 day of Dec 2016.

[Signature]
Notary Public

JAN 22 2021
My Commission Expires

NOTARY SEAL

