

FILED

NORTH CAROLINA

THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
BEFORE THE CLERK
19 SP 96

CHATHAM COUNTY 2020 MAR -9 P 3:56

CHATHAM CO., C.S.C.

BY _____

LARRY DONNELL GOINS, BY AND)
THROUGH THE GUARDIAN OF HIS)
ESTATE RONALD P. COLLINS,)
Petitioner)

Vs.)

NOTICE OF SALE
PURSUANT TO G.S. 1-339.15

DEQUINCEY G. GOINS, BETTER LIVING)
HOMES, INC., AND THE BANK OF)
NEW YORK MELLON TRUST COMPANY,)
NA, AS TRUSTEE FOR BANKAMERICA)
MANUFACTURED HOUSING CONTRACT)
TRUST V, SENIOR/SUBORDINATED)
PASS-THROUGH CERTIFICATES,)
SERIES 1998-2,)
Respondents)

Pursuant to G.S. 1-339.15, Commissioner C. Todd Roper notices the public sale of real as follows:

1. C. Todd Roper was appointed Commissioner to sell the real property referenced in the Petition pursuant to an Order of Public Sale filed December 3, 2019.
2. The real property hereinafter referred to shall be sold at public auction on the 9th day of April, 2020, at 3:00 o'clock p.m. at 1032 Glovers Chapel Road, Bennett, North Carolina 27208.

3. The real property to be sold is identified as follows: 10 acres more or less described in Deed Book 648, Page 659, and more particularly described as:

BEGINNING at a nail in the center of SR #1145, and being the Southeast corner of Lot No. 7 and being Reference Point 56, as per Plat hereinafter referenced; and running then with the line of Lot No. 7, North 13° 47' 44" East 456.96 feet to an iron stake and being Reference Point 65; thence continuing with the line of Lot No. 7 North 24° 29' 39" West 1,220.17 feet to an iron stake located in James A.

oody, Williams, Roper & Lee, LP
Attorneys at Law
Siler City, N. C.
919-742- 5614
FAX 919-742-6161

LeTendre's line and being Reference Point 93; thence with LeTendre line, South 82° 09' 15" East 81.36 feet to an iron stake located in the C.L. Allen Estate line; thence with the line of the C.L. Allen Estate, South 08° 04' 24" West, 1,415.29 feet to an iron stake located in the C.L. Allen Estate's line and being Reference Point 52 and being in Wilbert A. Coble, Jr.'s corner; thence with Coble's line, North 77° 52' 48" West 224.07 feet to an iron stake and being Reference Point 54; thence continuing with Coble's line, South 45° 05' 21" West 203.92 feet to an iron stake and being Reference Point 55; thence continuing with Coble's line, South 33° 37' 37" West 111.07 feet to a nail located in the center of SR #1145 and being Reference Point 57; thence with the center of SR #1145, North 56° 17' 51" West 86.09 feet to a nail in the center of SR #1145 and being the point and place of BEGINNING, and containing 10.000 acres, more or less, and being all of Lot No. 6, as per plat entitled "Survey for Dewey V. Goins", dated 10/12/85 to 12/14/85, prepared by Rufus L. Johnson, RLS, and recorded in Plat Cabinet A, Slide 527, Chatham County Registry, to which Plat reference is hereby made for greater certainty of description.

For chain of title see Book J-I, Page 482, Book L-F, Page 273; Book L-F, Page 294; Book L-F, Page 372, and Book 489, Page 47, Chatham County Registry. See also Plat Book 33, Page 30, Chatham County Registry.

4. The personal property to be sold is as follows: Manufactured Home, 980 Square feet, Wood Siding, Metal/Vinyl skirting, frame deck and package heat/air conditioning.

5. The terms of the sale will be as follows:

It is responsibility of the highest bidder to personally inspect the property being sold and to bid accordingly based on his or her judgment; inspections, which may constitute a condition of sale, must be completed prior to the auction. The highest bidder shall be required to sign the Purchase Agreement at the auction. This is a cash transaction and is not subject to the highest bidder obtaining financing or any other contingency.

After the expiration of all of upset bids as required by law for real property, the highest bidder shall receive a Commissioner's Deed with possession being granted to the highest bidder at closing. The purchaser of personal property shall receive a bill of sale and possession will be delivered at the sale upon payment of the purchase price. The

purchaser shall remove the personal property from the real estate above unless the same person buys both.

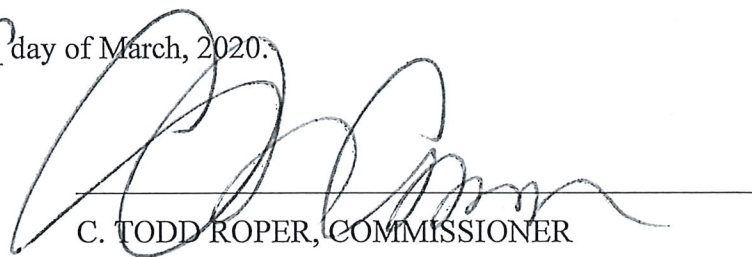
The sale of real property is made subject to any easements, encumbrances and covenants of record, and likewise subject to any cemetery or cemeteries that may now exist on this property which are not mentioned in the above findings of fact. Auctioneer and sellers do not warrant or covenant with the highest bidder with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by Federal, State, or local law or claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from or into the demised premises. Highest bidder is to rely upon its own environmental audit or examination of the premises.

6. If the Commissioner so chooses, he may make the following additional terms of the sale in this action:

- a) The highest bidder shall pay 10% buyers' premium to the auctioneer conducting the sale which shall be added to the highest bid to determine the final contract price explained as follows: A 10% buyers' premium will be added to the highest bid price to determine the final contract price of the property. Example: your bid \$1,000.00; buyers' premium \$100.00; your final contract price will be \$1,100.00;
- b) Auctioneers shall be compensated by receiving a commission equal to 10% of the final contract purchase price which shall include the buyers' premium above and seller's obligation for the balance of said commission. Example: final contract price is determined above \$1,100.00, then auctioneers receive a commission of \$110.00 which shall be paid as follows: Buyer pays \$100.00 and seller pays \$10.00, the balance of the commission.

c) The highest bidder at this sale will be required to make a deposit of 10% of the final contract price by cash or certified check on the date of sale. The bid on the real property will remain open for 10 days for an upset bid as by law required. Within 30 days following the upset bid's expiration on the real property, the highest bidder shall close and tender the final contract price to purchase the real estate which shall include the buyers' premium according to the terms of said public auction as determined by the auctioneer; provided however, this shall be subject to confirmation by the Clerk of Court.

THIS, the 9th day of March, 2020.



C. TODD ROPER, COMMISSIONER

CERTIFICATE OF SERVICE

This is to certify that I have served a copy of the foregoing Notice of Sale, in the following manner to the following person:

Michael T. Aderhold, Esquire
2596 Reynolds Road, Suite C
Winston-Salem, North Carolina 27106

Dequincey G. Goins
c/o Douglas D. Noreen
5410 Trinity Road, Suite 210
Raleigh, North Carolina 27607

The Bank of New York Mellon Trust Company, NA
c/o Charles Scharf
Chairman and GEO
240 Greenwich Street
New York, NY 10286

Better Living Homes, Inc.
c/o Charles Ragan, Registered Agent
3132 Jefferson Davis Highway
Sanford, North Carolina 27332

Security Pacific Housing Services, Inc.
c/o CT Corporation, Registered Agent
160 Mine Lake Court, Suite 200
Raleigh, North Carolina 27615

- By delivering a copy thereof to the attorneys of record for said parties to partners or employees at the offices of such attorneys.
- By depositing a copy thereof in a postpaid wrapper in post office or official depository under the exclusive care and custody of the United States Postal Service properly addressed to the above.
- By facsimile only,

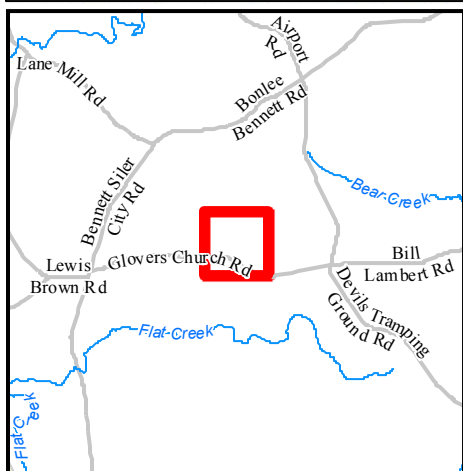
THIS, the 9th day of March, 2020.

MOODY, WILLIAMS, ROPER & LEE, LLP






BY: 

C. TODD ROPER, ESQUIRE
ATTORNEY FOR THE PETITIONERS
P. O. Box 1806
Pittsboro, North Carolina 27312
Telephone: (919) 542-5605
Facsimile: (919) 542-1806
State Bar No. 17206

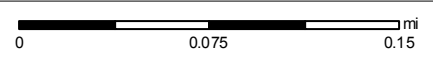
GIS 1032 Glovers Chapel



Legend

-  Single Parcel Selection
-  _Query result
-  RoadCenterli...
-  Address Points
-  Parcels

Service Layer Credits: Chatham County, Chatham County GIS, Chatham County



Date: 3/17/2020
Time: 10:29:11 AM

This instrument was drafted and/or filed for one or more of the parties by EDWARDS & ATWATER, ATTORNEYS AT LAW, P. O. BOX 629, SILER CITY, NORTH CAROLINA 27344, who made no title examination and conducted no closing.

06874

FILED

94 AUG 12 AM 11 34

REBA G. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, N.C.



BOOK 648 PAGE 659
Recording Time, Book and Page

Excise Tax no revenue

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Larry Goins, 1032 Glovers Church Road, Bennett, NC 27208

This instrument was prepared by Phil S. Edwards, Attorney, P. O. Box 629, Siler City, NC 27344

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11th day of August, 19 94, by and between

GRANTOR

GRANTEE

LARRY GOINS

LARRY GOINS and wife, DeQUINCEY G. GOINS
1032 Glovers Church Road
Bennett, NC 27208

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Bear Creek _____ Township, Chatham _____ County, North Carolina and more particularly described as follows:

BEGINNING at a nail in the center of SR #1145, and being the Southeast corner of Lot No. 7 and being Reference Point 56, as per Plat hereinafter referenced; and running thence with the line of Lot No. 7, North 13° 47' 44" East 456.96 feet to an iron stake and being Reference Point 65; thence continuing with the line of Lot No. 7 North 24° 29' 39" West 1,220.17 feet to an iron stake located in James A. LeTendre's line and being Reference Point 93; thence with LeTendre line, South 82° 09' 15" East 81.36 feet to an iron stake located in the C. L. Allen Estate line; thence with the line of the C. L. Allen Estate, South 08° 04' 24" West 1,415.29 feet to an iron stake located in the C. L. Allen Estate's line and being Reference Point 52 and being in Wilbert A. Coble, Jr.'s corner; thence with Coble's line, North 77° 52' 48" West 224.07 feet to an iron stake and being Reference Point 54; thence continuing with Coble's line, South 45° 05' 21" West 203.92 feet to an iron stake and being Reference Point 55; thence continuing with Coble's line, South 33° 37' 37" West 111.07 feet to a nail located in the center of SR #1145 and being Reference Point 57; thence with the center of SR #1145, North 56° 17' 51" West 86.09 feet to a nail in the center of SR #1145 and being the point and place of BEGINNING, and containing 10.000 acres, more or less, and being all of Lot No. 6, as per Plat entitled "Survey for Dewey V. Goins", dated 10/12/85 to 12/14/85, prepared by Rufus L. Johnson, RLS, and recorded in Plat Cabinet A, Slide 527, Chatham County Registry, to which Plat reference is hereby made for greater certainty of description.

For chain of title see Book J-I, Page 482; Book L-F, Page 273; Book L-F, Page 294; Book L-F, Page 372 and Book 489, Page 47, Chatham County Registry. See also Plat Book 33, Page 30, Chatham County Registry.

The purpose of this deed is to create an estate by the entirety.

This instrument was drafted and/or
for one or more of the parties by
& ATWATER, ATTORNEYS AT LAW,
SILER CITY, NORTH CAROLINA 27344.
no title examination and conducted no
closing.

BOOK 648 PAGE 660

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

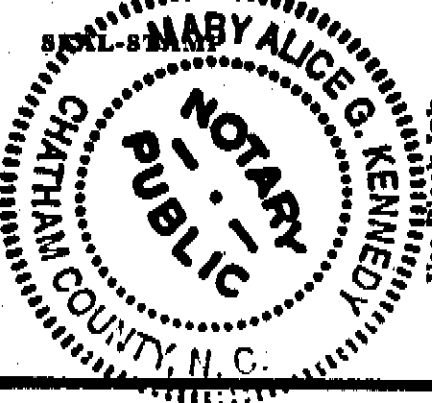
- (1) The above described property is subject to a right of way in favor of the N.C. Dept. of Transportation.
- (2) The above described property is subject to any easements which might now exist in favor of any Public Utility Company.
- (3) Any zoning ordinances of the county or any municipal corporations.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)
By:
..... President
ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Larry Goins (SEAL)
LARRY GOINS
..... (SEAL)
..... (SEAL)
..... (SEAL)



NORTH CAROLINA, Chatham County.
I, a Notary Public of the County and State aforesaid, certify that Larry Goins
..... Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 11th day of August, 1994
My commission expires: 4-11-95 *Mary Alice G. Kennedy* Notary Public

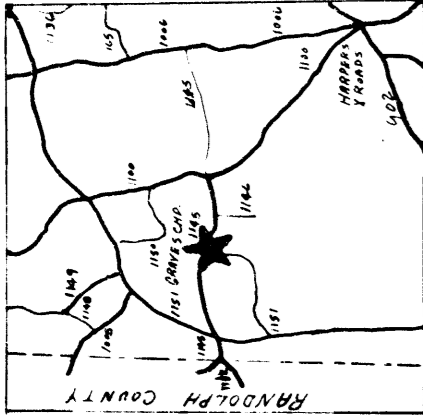
SEAL-STAMP

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....

NORTH CAROLINA, CHATHAM COUNTY
The foregoing Certificate(s) of MARY ALICE G. KENNEDY, Notary(ies) Public,
is(are) certified to be correct. This instrument was presented for registration at 11:34 o'clock a.m., on
August 12, 1994, and recorded in Book 648, Page 659.
Reba G. Thomas, REGISTER OF DEEDS FOR CHATHAM COUNTY
By *Jeva B. Seagraves* Assistant - Register of Deeds

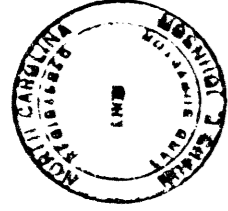
This instrument was drafted and/or filed
for one or more of the parties by EDWARDS
& ATWATER, ATTORNEYS AT LAW, P.O. BOX 629
SILER CITY, NORTH CAROLINA 27344, who made
no title examination and conducted no
closing.

10.00



CHATHAM COUNTY
NORTH CAROLINA
BEAR CREEK TWP.

SURVEY FOR
DEWEY V. GOINS
SURVEYED 10-12-85 TO 12-14-85
BY: RUFUS L. JOHNSON
REG. NO. L-802
ROUTE 3, BOX 453
SILER CITY, N.C. 27344

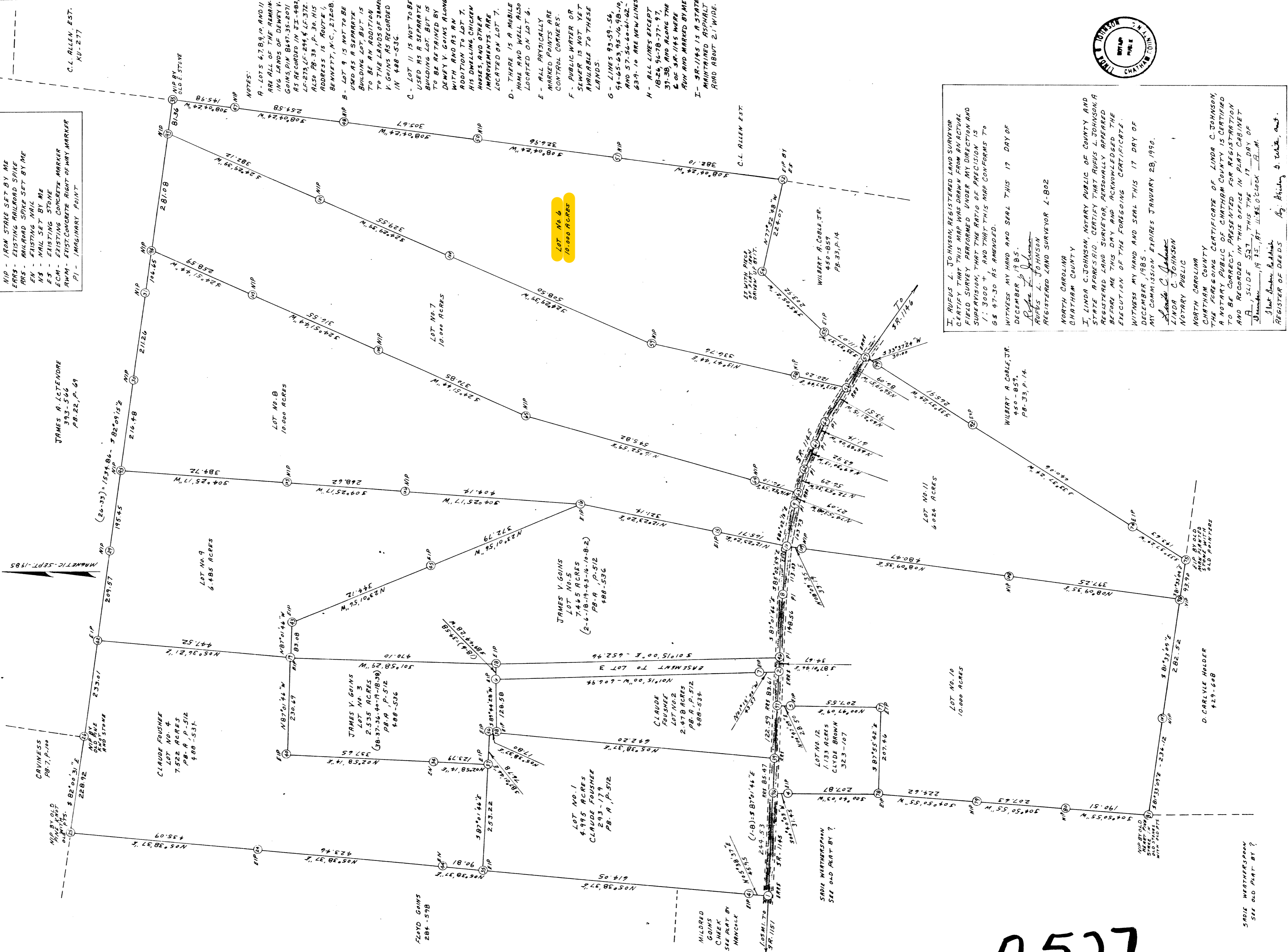


SCALE: 1" = 100'
50 0 100 200

I HEREBY CERTIFY THAT I AM THE
OWNER OF THE LANDS SHOWN AND
DESCRIBED HEREON AND THAT SAID PROPERTY
IS EXEMPT FROM THE SUBDIVISION REGULA-
TIONS OF CHATHAM COUNTY BY DEFINITION.
DECEMBER 17, 1985
Rufus L. Johnson
OWNER OR AUTHORIZED AGENT

LEGEND

- FIP - EXISTING IRON STAKE
- MIP - IRON STAKE SET BY ME
- EPSS - EXISTING PAVEMENT SPIKE
- EPS - PAULROAD SPIKE SET BY ME
- EW - EXISTING WOOD
- EM - MAIL SET BY ME
- ES - EXISTING STONE
- ECM - EXISTING CONCRETE MARKER
- AWM - EXISTING CONCRETE RIGHT OF WAY MARKER
- PI - IMAGINARY POINT



I, RUFUS L. JOHNSON, REGISTERED LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION, THAT THE RATIO OF PRECISION IS 1:3000, AND THAT THIS MAP CONFORMS TO GS 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 17 DAY OF DECEMBER, 1985.
Rufus L. Johnson
REGISTERED LAND SURVEYOR L-802
NORTH CAROLINA
CHATHAM COUNTY
I, LINDA C. JOHNSON, NOTARY PUBLIC OF COUNTY AND STATE AFORESAID, CERTIFY THAT RUFUS L. JOHNSON, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE.
WITNESS MY HAND AND SEAL THIS 17 DAY OF DECEMBER, 1985.
MY COMMISSION EXPIRES JANUARY 28, 1990.
Linda C. Johnson
LINDA C. JOHNSON
NOTARY PUBLIC
NORTH CAROLINA
CHATHAM COUNTY
THE FOREGOING CERTIFICATE OF LINDA C. JOHNSON, A NOTARY PUBLIC OF CHATHAM COUNTY IS CERTIFIED TO BE CORRECT, PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT CABINET A-527, THIS 17 DAY OF DECEMBER, 1985, AT 11:00 O'CLOCK A.M.
Shirley B. White, Esq.
REGISTER OF DEEDS

A527



CHATHAM COUNTY
PROPERTY REPORT - PRINT

Property Owner GOINS LARRY D GOINS DEQUINCEY G	Owner's Mailing Address 6551 DUPONT DRIVE APT 2H CHARLOTTE, NC 28217	Property Location Address 1032 GLOVERS CHURCH RD
---	---	--

Administrative Data Parcel ID No. 0060388 PIN 8647 00 54 6679 Owner ID 12440 Tax District 113 - BENNETT FIRE DISTRICT Land Use Code Land Use Desc Neighborhood 0348	Administrative Data Legal Desc B10-12-6 Deed Year Bk/Pg 1994 - 648 / 0659 Plat Bk/Pg / Sales Information Grantor Sold Date 1996-12-31 Sold Amount \$ 0	Valuation Information Market Value \$ 69,093 Market Value - Land and all permanent improvements, if any, effective January 1, 2017, date of County's most recent General Reappraisal Assessed Value \$ 69,093 If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
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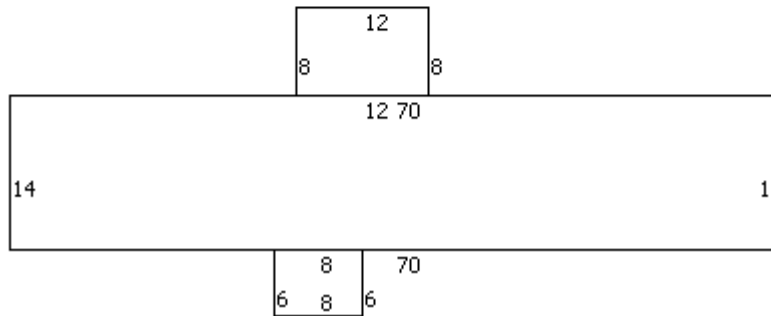
Improvement Detail (1st Major Improvement on Subject Parcel)	
Year Built	1989
Built Use/Style	MANUFACTURED
Current Use	D+10 / QUALITY GRADE D+10
* Percent Complete	100
Heated Area (S/F)	980
Fireplace (Y/N)	N
Basement (Y/N)	N
Attached Garage (Y/N)	N
*** Multiple Improvements	001
* Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements	

Land Supplemental	
Map Acres	9.94
Tax District Note	113 - BENNETT FIRE DISTRICT
Present-Use Info	

Improvement Valuation (1st Major Improvement on Subject Parcel)	
* Improvement Market Value \$	** Improvement Assessed Value \$
15,103	15,103
* Note - Market Value effective Date equal January 1, 2017, date of County's most recent General Reappraisal ** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure	

Land Value Detail (Effective Date January 1, 2017, date of County's most recent General Reappraisal)		
Land Full Value (LFV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
53,990	53,990	53,990
** Note: If PUV is not equal to LFV then parcel is taxed at present use value and is subject to rollback taxes, if disqualified.		

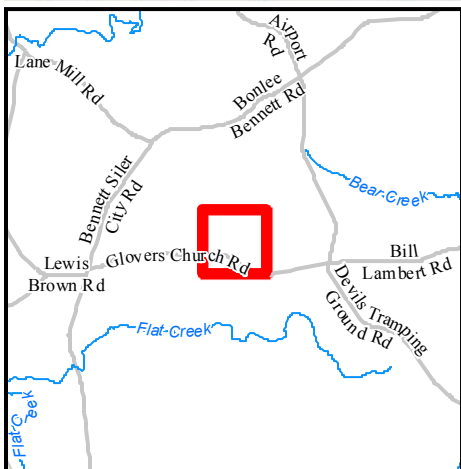
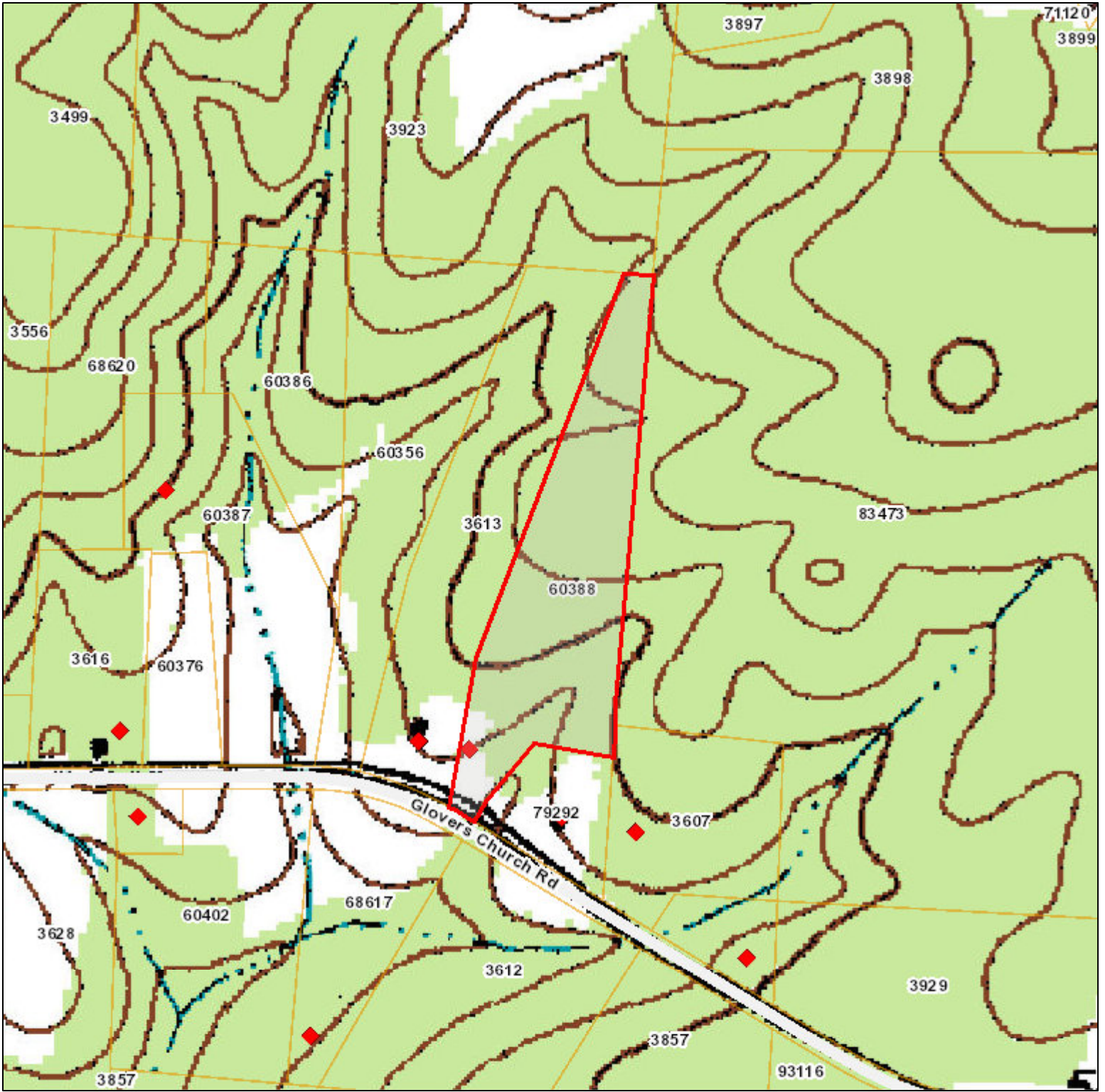
Building Sketch








Building Photo

No photo available

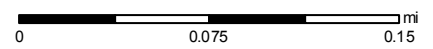
TOPO 1032 Glovers Chapel



Legend

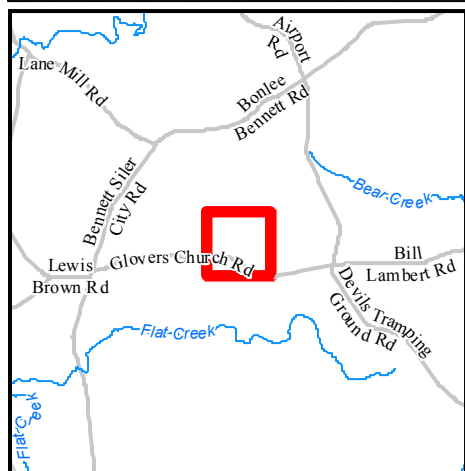
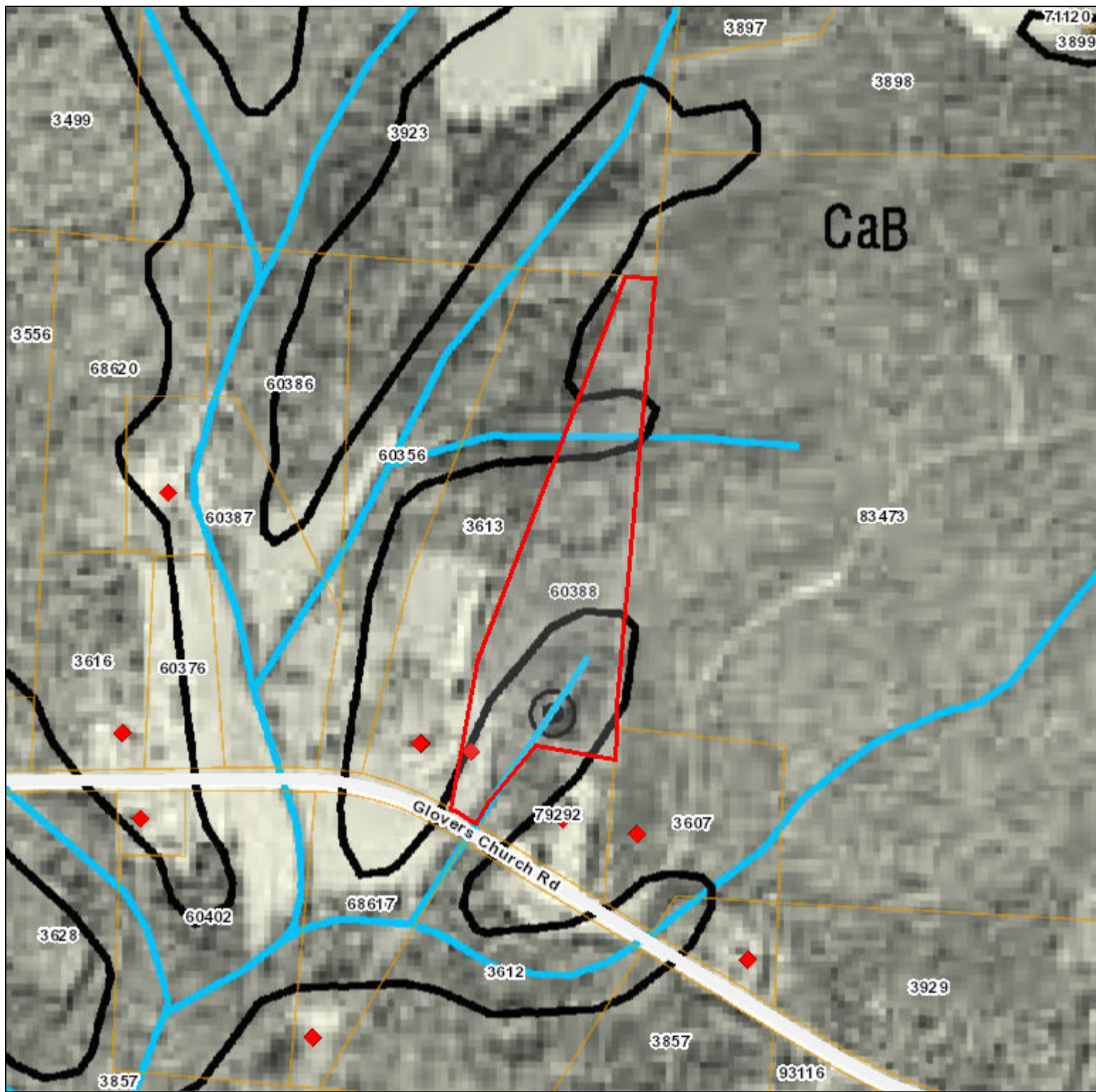
-  Single Parcel Selection
-  _Query result
-  RoadCenterli...
-  Address Points
-  Parcels

Service Layer Credits: Chatham County, Chatham County GIS, Chatham County








Date: 3/17/2020
Time: 10:31:24 AM

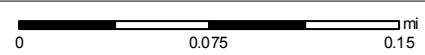
Soils 1032 Glovers Chapel



Legend

-  Single Parcel Selection
-  _Query result
-  RoadCenterli...
-  Address Points
-  Parcels

Service Layer Credits: Chatham County, Chatham County GIS, Chatham County



Date: 3/17/2020
Time: 10:30:46 AM