

SO ORDERED.

SIGNED this 1st day of March, 2016.



Catharine R Aron

UNITED STATES BANKRUPTCY JUDGE

UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA
CASE NO. B-15-50533

IN RE:]
]
MICHAEL WAYNE TATE]
SANDRA JEANE TATE]
]
Debtors]
]

**ORDER APPROVING PUBLIC
SALE OF REALTY**

THIS MATTER coming before the Court for consideration on Trustee's Application for Public Sale of Realty filed on February 11, 2016; and it appears to the Court that Notice of the foregoing Application was issued by the Clerk of the Bankruptcy Court on February 12, 2016, said Notice advising all parties that any objection to the Application should be filed with the Court on or before February 28, 2016, and further advising that the Court would consider the Application without a hearing if no objections were filed; it further appears to the Court, and the Court so finds, from a review of the Application and the official file that no objections have been raised by any party to the proposed public auction sale of an approximate 8.83-acre tract and a dilapidated double-wide located at 2480 Dean Road, Kernersville, N.C., which is more particularly described on attached Exhibits A, B and C, said sale to be conducted by T. Kyle Swicegood of The Swicegood Group, Inc., and being an online auction beginning March 21, 2016, and concluding on April 5, 2016, at 6:00 p.m. if a 5-minute silence and continuing thereafter until there is a 5-minute silence.

WHEREFORE, IT IS HEREBY ORDERED that Trustee's Application for Public Sale of Realty as set forth hereinabove be and the same is hereby approved and allowed. IT IS FURTHER ORDERED that a hearing on confirmation of the proposed sale be held on April 6, 2016, at 2:00 p.m., United States Bankruptcy Court, 226 South Liberty Street, Winston-Salem, N.C.

[END OF DOCUMENT]

EXHIBIT "A"

BEGINNING at a point in the center of Dean Road, S.R. No. 2022, said point marking the northwest corner of the property described in Deed Book 1148, Page 1714; from said beginning point, running with the line of Edith Pegram property North 43 degrees 08 minutes East 30.00 feet to an iron stake in the margin of Dean Road; thence continuing with the Pegram line North 43 degrees 08 minutes East 135 feet to an iron stake; thence on a new line in the Pearl Tate property South 33 degrees 14 minutes 20 seconds East 291.16 feet to an iron stake; thence on a new line in Tate property South 56 degrees 02 minutes West 134.94 feet to an iron stake in the margin of Dean Road; thence continuing South 56 degrees 02 minutes West 30.06 feet to a point in the center of said road; thence North 37 degrees 38 minutes West 100.00 feet to a point in the center of said road; thence North 23 degrees 24 minutes West 100.00 feet to a point in said road; thence North 38 degrees 06 minutes West 56.42 feet to the point marking the point and place of **BEGINNING**, containing 1.03 acres, more or less

Exhibit B

Property Description:

BEGINNING at a new iron pipe in the northeast margin of the right of way of Dean Road, also designated as State Road 2022, and further being the southernmost corner of the Michael W. Tate property as described in Deed Book 1922, Page 3602 and also as described in Deed Book 1364, Page 1336, all of Forsyth County Registry; thence with the line of said Michael W. Tate property North 56° 02' 00" East 134.94 feet to an iron stake; thence continuing with the line of the aforesaid Michael W. Tate property, North 33° 15' 58" West 290.97 feet to a new iron pipe in the line of the property of David Herbert Mustin as described in Deed Book 1639, Page 1481, Forsyth County Registry; thence with the line of said Mustin property North 43° 08' 00" East 264.65 feet to a new iron pipe; thence a new line with Pearl Oreta Tate property, South 33° 15' 58" East 362.05 feet to a new iron pipe; thence continuing a new line with Pearl Oreta Tate property South 56° 02' 00" West 386.99 feet to a new iron pipe in the northeast margin of the right of way of Dean Road; thence with the northeast margin of the right of way of Dean Road North 56° 48' 50" West 13.02 feet to the point and place of BEGINNING containing 2 acres more or less and being a part of Tax Lot 13T in Block 5418, Kernersville Township, on the Forsyth County Tax Maps and further being a part of that property as described in Deed Book 1148, Page 1714, Forsyth County Registry, according to a survey made by Larry L. Callahan, PLS, dated December 17, 1991 entitled "Map for Michael Wayne Tate and wife, Doris Lee Tate" and being Job No. 66679-3.

MINOR SUBDIVISION
APPROVAL
Harry Belmont 4/12/04
Director, City-County Planning Board date

Exhibit C

BEGINNING at an existing iron pipe, said pipe being located in the line of David Mustin as described in Deed Book 1393, Page 1481 of the Forsyth County Registry, said pipe being located the following two courses and distances from Dean Road (N.C.S.R. 2022): South 43° 02' 20" West 264.60 feet to an existing iron pipe; thence South 43° 04' 05" West 134.99 feet to an existing iron pipe located in the right of way of Dean Road (N.C.S.R. 2022); thence from said beginning point and continuing with Mustin's line, North 43° 01' 57" East 146.62 feet to an existing iron pipe, said pipe being located in the line of David Mustin as described in Deed Book 1582, Page 1029 of the Forsyth County Registry; thence with this line of Mustin, South 79° 46' 05" East 777.96 feet to an existing iron pipe, said pipe being located in the line of Norma McGee as described in Deed Book 1898, Page 2086 of the Forsyth County Registry; thence with McGee's line South 02° 02' 26" West 234.53 feet to a new iron pipe; thence with a new line, South 86° 47' 54" West 659.31 feet to an existing iron pipe, said pipe being the corner of Michael Tate as described in Deed Book 2461, Page 2597 and in Deed Book 1922, Page 3602 of the Forsyth County Registry; thence with Tate's line North 33° 21' 55" West 361.86 feet to an existing iron pipe, said pipe being the point and place of the beginning and containing 5.8 acres, more or less, according to a survey entitled "Survey for The Tate Family" by Alan D. Horner, PLS of Horner-England & Associates, PA dated March 7, 2006 and being known as Job No. 4432.

TOGETHER WITH AND SUBJECT TO a 30' easement for access, ingress, egress, regress and utilities as described in Deed Book 1329, Page 357 of the Forsyth County Registry.

The Grantee herein also owns adjoining property that has access to Dean Road (N.C.S.R. 2022).

PARTIES TO BE SERVED:

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