

Guilford County, NC



Parcel Number	53937	Total Out Building Value	0
PIN	7862677916	Total Land Value	10000
Owner History	Card Image	Total Deferred Value	0
Owner	NATIONAL CHOICE INVESTMENTS LLC	Bldg Card	1
Mail Address	2104 NORTHBAY DR	Appraisal Model Code	041-TOWNHOME
Mail City	BROWN SUMMIT	Deed Date	
Mail State	NC	Neighborhood	7862B02
Mail Zip	27214	Property Type	TOWNHOUSE
Property Address	309 D E MONTCASTLE DR	Structure Size	1200
Legal Description	50 SEC B-5 PB 79-36 WOODLEA LAKE BM79-36	Lot Size	0.02
Deed	007568-01378	Year Built	1985
Plat	79-36	Bedrooms	3
Condo		Bathrooms	2
Total Assessed	56100	Grade	D 75%
Total Building Value	46100		



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 42 feet
2/15/2019

Parcel ID	Property Address	Legal Description
53937	309 D E Montcastle Dr	50 SEC B-5 PB 79-36 WOODLEA LAKE BM79-36



Mobile
Maps



Owner Information		
Owner Name	Mailing Address	City, State Zip
NATIONAL CHOICE INVESTMENTS LLC	2104 NORTHBAY DR	BROWN SUMMIT, NC 27214

Parcel Information			
PIN	Zoning	Use	Tax District
7862677916-000	RM-8-RESIDENTIAL, MULTI-FAMILY, 8 UNITS PER ACRE	TOWNHOUSE	0

Parcel Size	Appraisal Nbrhood	Plat/Condo Bk & Pg
0.02	7862B02	79-36

Recent Sales				
Book & Page	Sale Date	Sale Price	Qualified?	Improved?
00756801378	3/25/2013	\$28,000	Yes	Yes

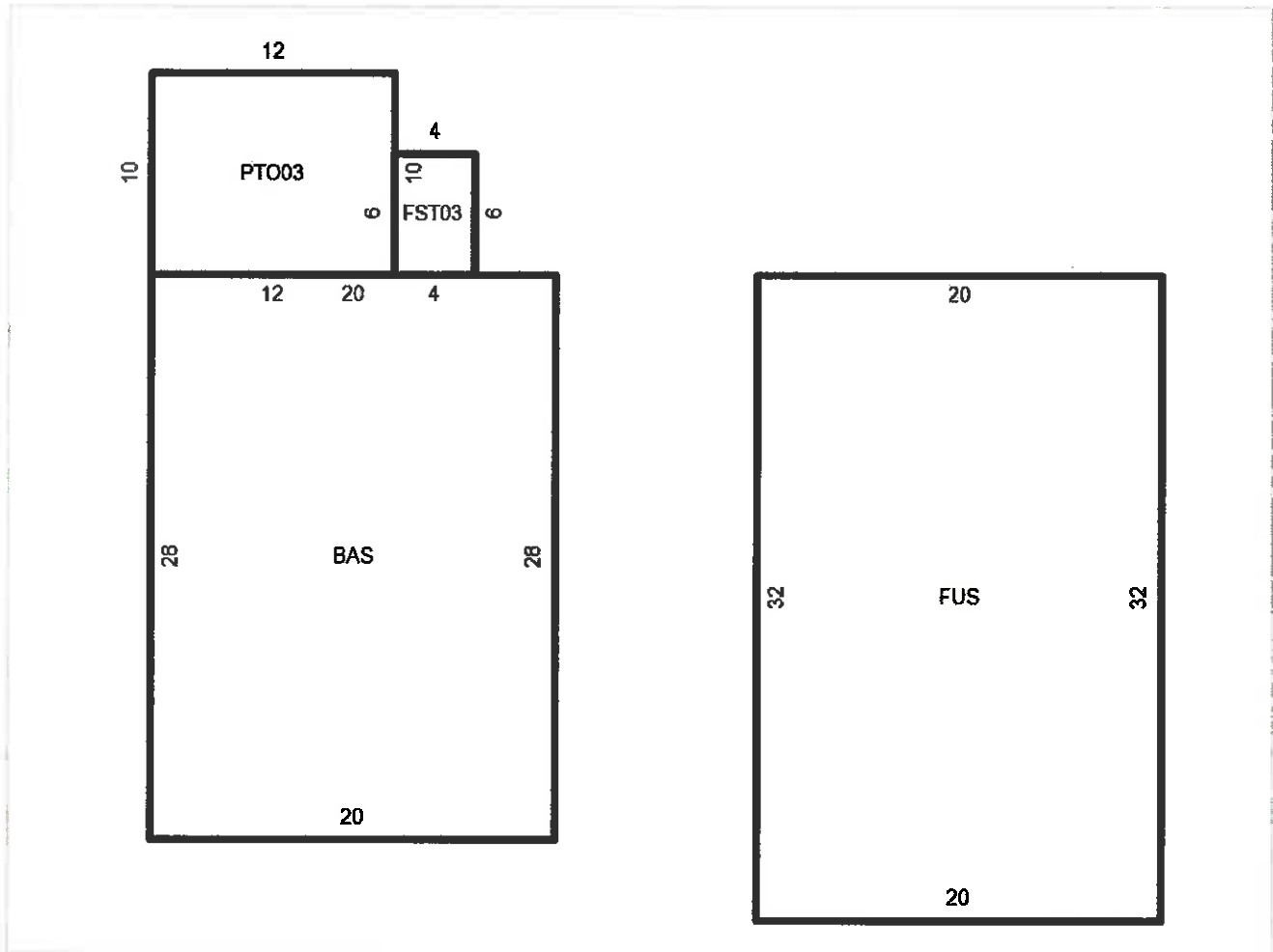
Appraisal Values			
Land	Buildings	Extra Features	Total Value
\$10,000	\$46,100	\$0	\$56,100

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Appraisal Detail (Building 1 of 1)					
Bldg#	Description	Bldg Use	Yr Built	Eff Yr Blt	Units
1	041-TOWNHOME	01-SFR-CONST	1985	1998	1

Improvement Details

Style	Foundation	Exterior Wall	Air Cond. Type	Comm. Roof Struct.	Heating Type
2.0 STORY		MASONITE	CENTRAL		FORCED AIR-DUCTED
Heated SqFt	Bedrooms	Bathrooms	Fireplace	Building Grade	Bldg Value
1,200	3	2.500000	Yes	D 75%	\$46,100



Building Area Totals		
Code	Description	Sq Feet
FST0	Storage, Fin	24
FUS	Upper Story Fin	640
PT00	Patio	120

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

BK: R 8050
PG: 2855-2868
RECORDED:
05-24-2018
10:08:41 AM
BY: DENISE BOWENS
DEPUTY-GB



2018026594
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
NO TAXABLE
CONSIDERATION

14 03 on
-88

\$NTC

Tax Lot No. _____ Parcel Identifier No. 0053937
Verified by _____ County on the _____ day of _____, 20____.

Mail after recording to: **Chuck Ivey, Attorney** & Prepared by: **Chuck Ivey, Attorney**
P.O. Box 3324 **100 South Elm Street, Suite 500**
Greensboro, NC 27402 **Greensboro, NC 27401**

NORTH CAROLINA QUITCLAIM DEED

This Quitclaim Deed is made WITHOUT TITLE EXAMINATION, on May 1, 2018 by and between:

GRANTOR	GRANTEE
National Choice Investments, LLC, a Delaware Limited Liability Company c/o Richard Lide 2104 Northbay Drive Brown Summit, NC 27214	Estate of Patriot Services of Greensboro, Inc., Bankruptcy Case No. 16-10882 (M.D.N.C.) c/o IMGs P.O. Box 3324 Greensboro, NC 27402

The designation "Grantor" and/or "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 said Grantor, for fair and valuable consideration paid, the receipt of which is hereby acknowledged, have remised and released and by these presents do remise, release, and forever quitclaim into the Grantee and his heirs and assigns all right, title, claim, and interest of the said Grantor in fee simple all of that certain lot and/or parcel of land located in WOODLEA LAKE subdivision, GUILFORD County, North Carolina, and more particularly described as:

Being all of Lot 50, Section B-5 of Woodlea Lake Townhouses as per Plat, thereof Recorded in the Office of the Register of Deeds of Guilford County, North Carolina in Plat Book 79 (seventy-nine) at Page 36 (thirty-six).

Property Address is: 309-D East Montcastle Drive, Greensboro, NC 27406

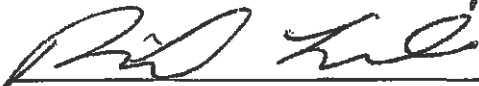
Grantor acquired title to the property hereinabove described by way of General Warranty Deed recorded at the Guilford County Register of Deeds' Office in Book 7568, on Pages 1378-1379.

TO HAVE AND TO HOLD said property and any/all privileges, fixtures, emblements, *fructus naturales* and other appurtenances thereunto belonging to the Grantee, its heirs, successors, and assigns forever, upon the trusts, terms and conditions, and for the uses set forth herein. The conveyance hereinabove described is further subject to the following exceptions, if any:

- The conveyance hereinabove described shall be subject to the mandatory approval of the United States Bankruptcy Court for the Middle District of North Carolina in Bankruptcy Case No. 16-10882. Upon registration of this instrument, a copy of the Order approving this transfer shall be attached hereto and incorporated herein by specific reference;
- All unexpired lease agreement(s) to which the Grantor was a party (if any);
- No title search has been performed;
- Any/All other liens, encumbrances, property taxes and other items of Public Record;
- In the event that any case or controversy arising from or related to this conveyance should be brought before a United States Bankruptcy Court (for whatever reason), the Grantor and Grantee herein shall stipulate that the matters presented in such hearing or proceeding and the issues arising therein are deemed "core" within the meaning of 28 U.S.C. § 157(b). To any extent otherwise, the Grantor nonetheless consents to the Bankruptcy Court having authority to enter final judgment in any/all core and non-core matters presented therein.

IN WITNESS WHEREOF, the Grantor hereunto sets his/her 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 the authority of its Board of Directors, the day and year appearing hereunder.

This, the 30th day of April, 2018.



(SEAL)

**Richard Lide, President and Managing Member,
National Choice Investments, LLC**

STATE OF NORTH CAROLINA

COUNTY OF Guilford

I, Margaret J. Bell, a Notary Public for Rockingham County, North Carolina, do hereby certify that Richard Lida, personally appeared before me this day and acknowledging to me that he voluntarily signed the foregoing instrument for the purposes stated therein and in the capacity indicated. WITNESS my hand and SEAL this, the 30th day of April, 2018.

Margaret J. Bell
Notary Public (OFFICIAL SEAL)
My commission expires: 1/21/2020

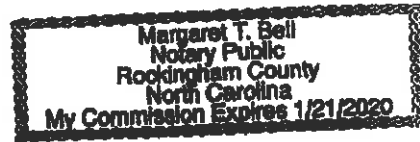


EXHIBIT:
ORDER APPROVING COMPROMISE WITH MULTIPLE PARTIES

N.C.G.S. § 47-29 (Recording of bankruptcy records);
N.C.G.S. § 47-31 (Certified copies may be registered).

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

SO ORDERED.

SIGNED this 23rd day of May, 2018.



Benjamin A. Kahn

BENJAMIN A. KAHN
UNITED STATES BANKRUPTCY JUDGE

A 100 000

Teste: 5/23/18

Reid Wilcox, Clerk
U.S. Bankruptcy Court

By: *[Signature]*
Deputy Clerk

UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA
GREENSBORO DIVISION

IN RE:

PATRIOT SERVICES OF
GREENSBORO, INC.,

Debtor.

Chapter 7 (i)
Case No. 16-10882



ORDER APPROVING APPLICATION TO COMPROMISE
CONTROVERSY WITH MULTIPLE PARTIES

THIS MATTER came before the Court for hearing held May 1, 2018, upon the Trustee's Application [Doc. 77] seeking authority to compromise controversy with Richard Lide, Kimberly Lide, National Choice Investments LLC and Patriot Staffing LLC, pursuant to Rule 9019 of the Federal Rules of Bankruptcy Procedure (hereinafter the "Application") and, there having been no objections filed to the Application; and the Court being otherwise fully advised hereby makes the following Findings of Facts and Conclusions of Law:

1. On August 19, 2016 (hereinafter the "Petition Date"), a group of petitioning creditors filed an involuntary petition against the above-captioned Debtor under Title 11, Chapter 7, of the United States Bankruptcy Code pursuant to 11 U.S.C. § 303. An amended involuntary petition was then filed on August 23, 2016. An Order for Relief was subsequently entered on September 20, 2016, appointing Charles M. Ivey, III, as the Interim Trustee during the involuntary gap period pursuant to 11 U.S.C. § 303(g). The Section 341 Meeting

of Creditors was initially held on October 13, 2016, and continued to November 6, 2016. Charles M. Ivey, III, is now the duly appointed, acting and qualified Trustee in this proceeding.

2. In or around August-September 2017, the Trustee became aware of additional information concerning the Debtor's affairs which led to the Rule 2004 Examinations of Bank of Oak Ridge [Doc. 56] and Eric Medlin and the Medlin Law Firm, PC [Doc. 59]. Based on documents and records produced from the aforementioned 2004 Exams; as well as interviews with other individuals previously associated with the Debtor in one form or another, the Trustee has determined the following:

- a. The Debtor previously transferred unencumbered assets in Guilford County to an entity called National Choice Investments, LLC ("National Choice"). The front page of each deed indicates that the transfer was made for no taxable consideration. Moreover, it appears that National Choice is owned and/or operated by an insider of the Debtor. At least three of the parcels at issue were originally obtained by deed to the Debtor from National Choice, as well. None of the aforementioned transfers were mentioned in the Debtor's schedules or Statement of Financial Affairs. It is believed by the Trustee that each or all of the transfers/transactions to National Choice may be avoidable pursuant to 11 U.S.C. §§ 544, 548.
- b. At some time after the sale of assets to SL Companies, Inc., its owner Jeremy Simpson ("Mr. Simpson") attempted to pay \$25,000.00, the Trustee alleges, in order to satisfy the balance owed to the Debtor from the sale. At the alleged urging of Mr. Richard Lide ("Mr. Lide"), Mr. Simpson was asked to make the check payable to Mr. Lide's wife, instead of the Debtor. Mr. Simpson wrote a check for \$25,000.00 to Kimberly Lide ("Mrs. Lide"),¹ which was cashed. It is maintained by the Trustee that this money belongs to the Debtor.
- c. The Trustee maintains that the distinction between the Debtor and "Patriot Staffing, LLC" has changed over time. Patriot Staffing, LLC was originally a separate LLC formed in approximately 2002. Once the Debtor was formed, however, "Patriot Staffing" was used as an

¹ Mr. and Mrs. Lide are hereinafter collectively referred to as the "Lides."

assumed name (or "DBA") for the Debtor. The Debtor continued to operate under these assumed names until approximately May 25, 2016, when Articles of Reinstatement for Patriot Staffing, LLC were filed with the North Carolina Secretary of State's Office. A new business account was then opened at Bank of Oak Ridge under the new name of Patriot Staffing, LLC. On June 8, 2016, two wire transfers totaling \$100,000.00 were sent to the new account at the direction of WAIM Management Co Inc., in the amounts of \$33,781.89 and \$67,390.47. It is alleged by the Trustee that the Debtor was the intended beneficiary of both transfers. It is maintained by the Trustee that this money belongs to the Debtor.

3. As reflected in the Application, and after lengthy discussions with counsel, Mr. Lide has agreed to turnover certain parcels of real property on behalf of himself, Mrs. Lide and the related entities National Choice and Patriot Staffing, LLC:

- a. 309-D East Montcastle Drive, Greensboro, NC, and described in more particular detail on the instrument recorded at the Guilford County Register of Deeds' Office in Book 7568, on Pages 1378-1379 (2017 Tax Value \$56,100.00) (the "East Montcastle Drive property");
- b. 923 Sevier Street, Greensboro, NC, and described in more particular detail on the instrument recorded at the Guilford County Register of Deeds' Office in Book 7513, on Pages 888-890 (2017 Tax Value \$35,200.00);
- c. 3804 Nash Street, Greensboro, NC, and described in more particular detail on the instrument recorded at the Guilford County Register of Deeds' Office in Book 7470, on Pages 703-704 (2017 Tax Value \$42,700.00);
- d. 3211 S. Hayden Street, Greensboro, NC, and described in more particular detail on the instrument recorded at the Guilford County Register of Deeds' Office in Book 7470, on Pages 701-702 (2017 Tax Value \$53,600.00); and

- e. 4610-D Lawndale Drive, Greensboro, NC, and described in more particular detail on the instrument recorded at the Guilford County Register of Deeds' Office in Book 7470, on Pages 698-700 (2017 Tax Value \$62,700.00).

4. Mr. Lide has agreed to sign title over to the Debtor for each of the five aforementioned properties, in order to allow the Trustee to sell these assets for the benefit of the estate's creditors. Delinquent property taxes for the East Montcastle Drive property, currently totaling \$1,792.08, shall be paid by either the Lides and/or National Choice prior to transferring title to the Debtor. The remaining property taxes shall be paid with the proceeds from the sale of each property.

5. Except for taxes, only the East Montcastle Drive property appears to be encumbered. Woodlea Lake Association holds a Claim of Lien against that property which was recorded on May 4, 2017. The Trustee estimates that the current payoff amount is approximately \$3,611.00. The Trustee proposes to pay this lien with the proceeds from the sale of the East Montcastle Drive property.

6. It appears that there are residential tenants currently living in four of the five properties. All future rent payments derived from any of the properties shall be paid to the Debtor's estate for the remainder of their lease term, or until the properties at issue can be sold. The Lides and National Choice agree to provide the Trustee with copies of any written leases and other documents related to the same.

7. All parties-in-interest have received service of process and notice of hearing with respect to the Application. The Lides, through their counsel, have stipulated that they agree to be bound by the terms of this Order, and they consent to this Court's jurisdiction for purposes of enforcement of this Order

8. The Trustee agrees to waive and release any and all claims arising from the matters discussed in paragraph 2, subparagraphs (a)-(c), with respect to the Lides, National Choice and Patriot Staffing, LLC, in consideration for the assets transferred as set forth pursuant to paragraphs 4-8 herein.

9. Both of the Lides, National Choice and Patriot Staffing, LLC dispute the Trustee's position in the matters discussed in paragraph 2. It is their position that numerous affirmative defenses exist to defeat any cause of action brought by the Trustee. These affirmative defenses include, without limitation, the transferor was solvent at the time of the alleged transfer, and/or any such transfer was not intended to be fraudulent and took place in the ordinary course of business.

10. Approval of this settlement, as reflected in the Application, would avoid continued and costly litigation, and would otherwise be in the best interests of both the creditors and the estate.

11. It is well established that compromises are favored in bankruptcy. See Myers v. Martin (In re Martin), 91 F.3d 389, 393 (3rd Cir. 1996). A determination of whether to approve an application to compromise is a matter within the sound discretion of the bankruptcy judge. In re Final Analysis, Inc., 417 B.R. 332, 341 (Md. 2009). A bankruptcy court should only approve a proposed settlement upon determination that the settlement is both fair and equitable and in the best interest of the estate. In re Magna Corp., No. 01-80763, 2003 WL 22078082, at *3 (Bankr. M.D.N.C. Aug. 29, 2003); Protective Comm. for Indep. Stockholders Of TMT Trailer Ferry, Inc. v. Anderson, 390 U.S. 414, 424, 88 S. Ct. 1157, 1163, 20 L. Ed. 2d 1 (1968); Matter of Energy Coop. Inc., 886 F.2d 921 (7th Cir. 1989). Only if proposed settlement falls below the lowest point in range of reasonableness, should Trustee's decision to enter into settlement be disturbed by the Bankruptcy Court. In re Commercial Loan Corp., 316 B.R. 690, 698 (N.D. Ill. 2004). See All Points Capital Corp. v. Laurel Hill Paper Co. (In re Laurel Hill Paper Co.), 2008 Bankr. LEXIS 2863, *4 (Bankr. M.D.N.C., July 22, 2008) (quoting In re W.T. Grant, Co., 699 F.2d 599, 608 (2d Cir. 1983)). Factors now commonly considered by bankruptcy courts when reviewing proposed settlements are as follows:

- a. the probability of success in the litigation;
- b. the complexity of the litigation involved, and the expense, inconvenience and delay necessarily attending it;
- c. the paramount interests of the creditors and the proper deference to their reasonable views in the premises; and

- d. whether conclusion of the litigation promotes the integrity of the judicial system.

12. The Trustee states that he anticipates being successful on the merits of this matter. The Trustee, however, also believes that the only tangible assets subject to avoidance are those items listed in subparagraphs 3(a)-3(c), hereinabove. The likelihood of recovery of funds in such a case would be difficult and it does not appear that any assets are available other than the five lots described in paragraph 3.

13. Litigation, if filed as an adversary proceeding and otherwise continued in this Court, would likely result in collection issues beyond what is being offered, the expense which would be incurred when weighed against the settlement terms, does not justify continued litigation in this matter.

14. This settlement is in the best interest of creditors and promotes the policy of settlement of disputed matters where such settlement is deemed reasonable. The receipt of the money and real property transferred is reasonable.

15. The parties, through their respective counsel of record, have consented to entry of this Order by virtue of their signatures appearing hereunder.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the Trustee be and hereby is authorized to settle the controversies at issue with Richard Lide, Kimberly Lide, National Choice Investments, LLC and/or Patriot Staffing, LLC, by fully cooperating to transfer title to those properties listed in paragraph 3 (hereinabove), in exchange for the Trustee fully waiving and releasing any/all claims discussed in more particular detail in paragraph 2 (hereinabove), and based upon the terms and conditions and in the manner set forth herein.

WITH THE CONSENT OF THE FOLLOWING:

/s/ Charles M. Ivey, IV

CHARLES ("CHUCK") M. IVEY, IV,
NCSB #41338

Attorney for Charles M. Ivey, III, Ch. 7 Trustee

Email: cmi4@iveymcclellan.com

/s/ John Bloss

JOHN BLOSS

NCSB #28947

Attorney for Richard and Kimberly Lide,

On behalf of National Choice and Patriot Staffing, LLC

Email: JBloss@greensborolaw.com

[END OF DOCUMENT]

PARTIES TO BE SERVED
BK 16-10882

William P. Miller, Esq.
[via ECF]
BANKRUPTCY ADMINISTRATOR

Kimberly Lide
2104 Northbay Dr.
Browns Summit, NC 27214-8701

Charles M. Ivey, III, Esq.
[via ECF]
Chapter 7 Trustee

Joshua N. Levy
LEVY LAW OFFICES
140-B Wind Chime Court
Raleigh, NC 27615

National Choice Investments, LLC
ATTN: InCorp Services, Inc., Reg. Agent
176 Mine Lake Court, Suite 100
Raleigh, NC 27615-6417

Everett B. Saslow, Jr.
P. O. Box 989
Greensboro, NC 27402

Woodlea Lake Association
ATTN: Steven E. Black, Reg. Agent
P.O. Box 41027
Greensboro, NC 27404-1027

Rachel Scott Decker
CARRUTHERS & ROTH, P.A.
235 N. Edgeworth St.
Greensboro, NC 27401

Michael C. Taliercio
BLACK, SLAUGHTER & BLACK, PA
P.O. Box 41027
Greensboro, NC 27404-1027

Mark K. York
CARRUTHERS & ROTH, PA
PO Box 540
Greensboro, NC 27402

Woodlea Lake Association
c/o Michael C. Taliercio, Attorney
P.O. Box 41027
Greensboro, NC 27404-1027

John Bloss
HIGGINS BENJAMIN, PLLC
301 North Elm Street, Eighth Floor
Greensboro, NC 27401

SL Companies, Inc.
ATTN: Jeremy S. Simpson, Reg. Agent
709 E. Market St., Ste. 200-B
Greensboro, NC 27401

Resident, Tenant or Current Occupant
309-D East Montcastle Drive
Greensboro, NC 27406

Richard Lide
2104 Northbay Dr.
Browns Summit, NC 27214-8701

Resident, Tenant or Current Occupant
923 Sevier Street
Greensboro, NC 27406

Resident, Tenant or Current Occupant
3804 Nash Street
Greensboro, NC 27401

Resident, Tenant or Current Occupant
3211 S. Hayden Street
Greensboro, NC 27407

Resident, Tenant or Current Occupant
4610-D Lawndale Drive
Greensboro, NC 27455

Patriot Staffing, LLC
1429 A Westover Terrace
Greensboro, NC 27408-2001

Whitney Robinson
5006 Turnbridge Circle
Brown Summit, NC 27214-9251

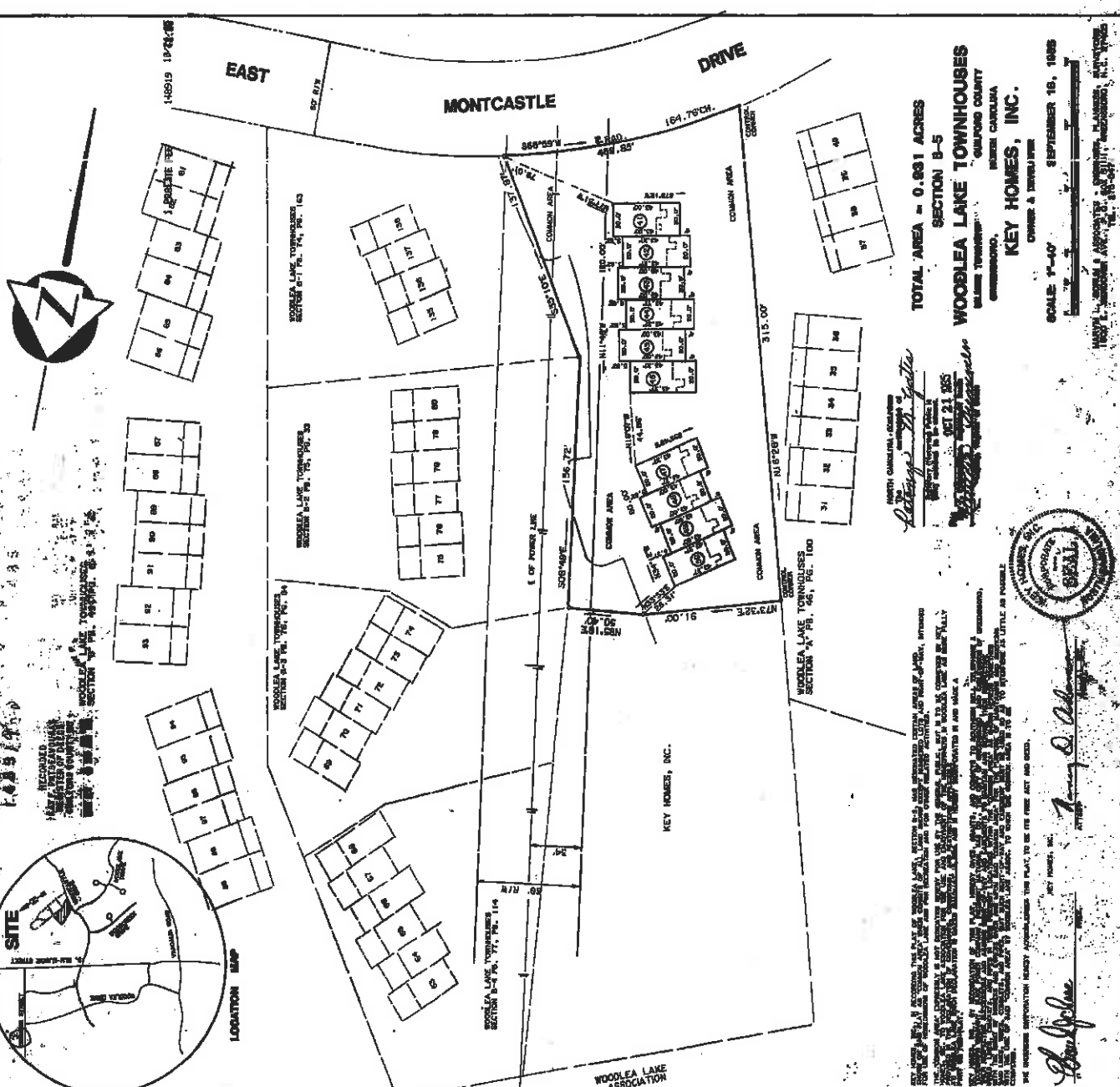
Dennis Michael O'Dea
SFS LAW GROUP
122 N. McDowell Street
Charlotte, NC 28204

**Robin Keller, Clerk to the Board of
Commissioners, Guilford County**
RE: Tax Department
301 W. Market Street, Suite 203-D
Greensboro, NC 27402

Guilford County Tax
P.O. Box 3328
Greensboro, NC 27402-3328

Guilford County Tax Dept.
400 W. Market Street
Greensboro, NC 27401

Charles (Chuck) Ivey
c/o IMGS
P.O. Box 3324
Greensboro, NC 27402



RECORDED
 THIS INSTRUMENT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF GUILFORD COUNTY, NORTH CAROLINA, ON THE 14th DAY OF SEPTEMBER, 1968, AT 10:18 A.M.

SEAL ON STAMP
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 STATE OF NORTH CAROLINA

NOTARY PUBLIC
 STATE OF NORTH CAROLINA
 I, James H. Hester, Notary Public for the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original instrument filed with me for recording on the 14th day of September, 1968, at 10:18 A.M.

SEAL ON STAMP
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 STATE OF NORTH CAROLINA

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SEAL ON STAMP
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 STATE OF NORTH CAROLINA

TOTAL AREA = 0.831 ACRES
SECTION B-5
WOOLEA LAKE TOWNHOUSES
 GUILFORD COUNTY
 NORTH CAROLINA
KEY HOMES, INC.
 OWNER & DEVELOPER

SCALE 1"=40'
 SEPTEMBER 16, 1968

SEAL ON STAMP
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 STATE OF NORTH CAROLINA

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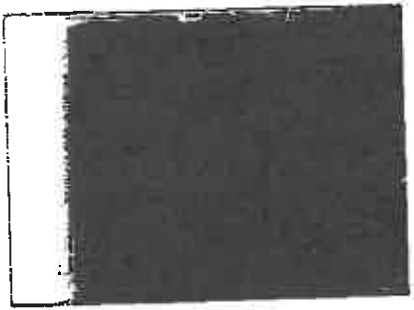
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SEAL ON STAMP
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 STATE OF NORTH CAROLINA

KEY HOMES, INC.
 DEVELOPER
 JAMES H. HESTER
 NOTARY PUBLIC
 STATE OF NORTH CAROLINA

SEAL ON STAMP
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 STATE OF NORTH CAROLINA

104 X 1 7501, III, U.S. Post. Off., 3,542,561-3,220,133 D.C. Post. No. 325,479 Office Product



WOODLEA LAKE TOWNHOUSES
SEC B-5
RESTRICTIONS 3467-1318

GILMER TSP

79-36