



Office of the Sheriff  
Michael D. Andrews, Sheriff

# NOTICE OF EXECUTION SALE OF REAL PROPERTY

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION

GSII OXFORD COMMONS LLC  
PLAINTIFF

FILE NUMBER: 10CVS003191

-VS-

LAND-NEZ INVESTMENTS LLC D/B/A CAROLINA'S MEXICAN RESTAURANT  
ZIYAD ABUMUAIS AND SUHA ABUMUAIS  
DEFENDANT

UNDER AND BY VIRTUE OF A JUDGMENT HAVING A DATE AND TIME OF DOCKETING ON FEBRUARY 14<sup>TH</sup> 2011 AT 09:09 AM AND EXECUTION ISSUED BY THE ABOVE NAMED COURT IN THE ABOVE-ENTITLED ACTION ON THE 11<sup>TH</sup> DAY OF MAY, IN THE YEAR 2018, DIRECTED TO THE UNDERSIGNED SHERIFF FROM THE SUPERIOR COURT OF DURHAM COUNTY, I WILL OFFER FOR SALE TO THE HIGHEST BIDDER FOR **CASH** WHATEVER RIGHT, TITLE, AND INTEREST, THE JUDGMENT DEBTORS OWNS OR MAY OWN IN THE FOLLOWING DESCRIBED REAL PROPERTY WHICH IS SUBJECT TO SALE UNDER EXECUTION.

THIS SALE SHALL BE HELD AT THE FOLLOWING LOCATION:

FIRST FLOOR LOBBY OF THE DURHAM COUNTY COURTHOUSE LOCATED AT 510 SOUTH DILLARD STREET, DURHAM, NORTH CAROLINA, 27701, AS DESIGNATED BY THE CLERK OF SUPERIOR COURT, ON THE 29<sup>TH</sup> DAY OF AUGUST 2018 AT 10:00 A.M.

THIS PROPERTY IS BEING SOLD "**AS IS, WHERE IS**" AND SAID SALE SHALL BE SUBJECT TO ALL SUPERIOR LIENS, MORTGAGES, EASEMENTS, ENCUMBRANCES, UNPAID TAXES AND SPECIAL ASSESSMENTS WHICH WERE OR BECAME EFFECTIVE ON THE RECORD PRIOR TO THE LIEN OF THE JUDGMENT UNDER WHICH THIS SALE IS BEING HELD. THE JUDGMENT DEBTOR'S HAS CLAIMED HIS/HER EXEMPTIONS IN THIS REAL PROPERTY USED AS A RESIDENCE. IF THE DEBTOR'S HAS CLAIMED THIS EXEMPTION EACH IS ENTITLED TO RECEIVED AND RETAIN \$35,000 IN VALUE FROM THE PROCEEDS OF THE SALE OF THE PROPERTY (\$60,000 FOR CERTAIN DEBTORS 65 YEARS OF AGE OR OLDER). SALES FOR AN LESS THAT THE EXEMPTIONS CLAIMED SHALL NOT BE FINAL.

THE SALE SHALL BE HELD OPEN FOR TEN (10) DAYS FOR THE FILING OF UPSET BIDS AS REQUIRED BY LAW. NO SALE IS FINAL UNTIL CONFIRMED BY THE CLERK OF SUPERIOR COURT OF THE ISSUING COUNTY.

THE REAL PROPERTY BEING SOLD IS DESCRIBED AS THAT CERTAIN TRACT(S) OF LAND LYING AND BEING IN THE DURHAM CITY, DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Parcel Ref No: 180193  
RES/ 1-FAMILY ENO TRACE/PH: 03/LT#055 AS RECORDED IN Deed Book & Page: 8062 / 408 Plat Book & Page: 000116 / 000166. With a street address of 4708 BUTTONBUSH DRIVE, DURHAM N.C. 27712.



THIS THE 25<sup>TH</sup> DAY OF JULY, 2018

MICHAEL D. ANDREWS  
SHERIFF

T. A. KELLY  
DEPUTY