



NOTICE OF EXECUTION SALE OF REAL PROPERTY

Office of the Sheriff
Clarence F. Birkhead, Sheriff

FILED

2020 NOV 18 A 10:55

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

DURHAM COUNTY, C.S.C.

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION

GS II OXFORD COMMONS LLC

PLAINTIFF

-VS-

ZIYAD & SUHA ABUMUAIS

DEFENDANT

FILE NUMBER: 10CVS003191



POSTED
11/18/20

UNDER AND BY VIRTUE OF A JUDGMENT HAVING A DATE AND TIME OF DOCKETING ON FEBRUARY 14TH 2011 AT 9:09 A.M. AND EXECUTION ISSUED BY THE ABOVE NAMED COURT IN THE ABOVE-ENTITLED ACTION ON THE 17TH DAY OF SEPTEMBER, IN THE YEAR 2020, 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 SALES SHALL BE HELD AT THE DURHAM COUNTY COURTHOUSE, 510 SOUTH DILLARD STREET, DURHAM, NC 27701 IN THE LOBBY OF THE MAIN ENTRANCE AS DESIGNATED BY THE CLERK OF SUPERIOR COURT ON THE 13TH DAY OF JANUARY 2021 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 18TH DAY OF NOVEMBER, 2020

CLARENCE F. BIRKHEAD

SHERIFF

T.A. Kelly
T.A. KELLY

DEPUTY