



NOTICE OF EXECUTION SALE OF REAL PROPERTY

Office of the Sheriff
Clarence F. Birkhead, Sheriff

FILED

2024 JUN -3 A 11: 07

WAKE CO., C.S.C.

BY _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION

3 BOYS CAPITAL LLC
PLAINTIFF

FILE NUMBER: 21CVS016935-910

-VS-

WADE L. WALDEN
DEFENDANT

UNDER AND BY VIRTUE OF A JUDGMENT HAVING A DATE AND TIME OF DOCKETING ON SEPTEMBER 25, 2023 AT 11:19 AM AND EXECUTION ISSUED BY THE ABOVE NAMED COURT IN THE ABOVE-ENTITLED ACTION ON THE 26TH DAY OF APRIL, IN THE YEAR 2024, DIRECTED TO THE UNDERSIGNED SHERIFF FROM THE SUPERIOR COURT OF WAKE COUNTY, I WILL OFFER FOR SALE TO THE HIGHEST BIDDER FOR **CASH** WHATEVER RIGHT, TITLE, AND INTEREST, THE JUDGMENT DEBTOR 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 31ST DAY OF JULY, 2024 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 HIGH BID WILL ALSO BE RESPONSIBLE FOR PUBLICATION FEES, AND/OR ANY OTHER FEE RELATED TO THE SALE.**

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 CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 703 E. CLUB BOULEVARD DURHAM, NC 27704 AS RECORDED IN DEED BOOK / Pg. 9539/ 224.

THIS THE 4TH DAY OF JUNE, 2024

CLARENCE F. BIRKHEAD
SHERIFF

LT. J. M. PINNER
DEPUTY

