

(LAND ONLY)

NOTICE OF TAX FORECLOSURE SALE

Under and by virtue of a Judgment entered in the action entitled "County of Durham vs. Earleen Gayle Morgan Taylor, AKA Gayle M. Taylor, " Court File 25CV002316-310, the undersigned Commissioner will, on the 10th day of June, 2025, offer for sale and sell for cash, to the last and highest bidder at public auction, at the Durham County Justice Center, 510 South Dillard Street, in Durham, North Carolina, at 12:00 o'clock, Noon, the following described real property, lying and being in the County of Durham, State of North Carolina, and more particularly described as follows:

ESTIMATED MINIMUM BID \$ 8,058.00

TRACT ONE: Vacant 6401 Cheek Road

Durham County Tax Parcel ID 170193

(Former Tax Parcel 711-01-007)

Durham County GIS PIN No. 0863-82-8275

BEGINNING on the western side of Cheek Road (formerly known as the Durham Fish Dam Road), said stake being a corner of Tract 1 (Parcel 170194) as shown on the plat referred to below; thence with the western side of Cheek Road a distance of 210 feet to a stake, corner of Parcel 170190; thence with the northern line of Parcels 170190 and 170189, a sufficient distance to reach the northwestern corner of Parcel 170189 in the line of Parcel 170194; thence with the lines of Parcel 170194, the following two (2) calls: (1) North 48° 10' East a distance of 210 feet to a stake and (2) South 71° 15' East a distance of 1,630 feet to a stake on the western side of Cheek Road, the point and place of BEGINNING, containing 7.76 acres, more or less, and being a portion of Tract 2 of the J.M. POLLARD PROPERTY, as per plat and survey thereof now on file in Plat Book 11 at page 21 in the Office of the Register of Deeds of Durham County. This is the same identical property which was conveyed to James H. Taylor and wife Gayle M. Taylor by deed recorded in Book 1642 at page 480, Durham County Registry. James H. Taylor died February 22, 2014, survived by Gayle M. Taylor.

This sale will be made subject to city and county property taxes for the year 2025 and subsequent years and all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause. A deposit of ten percent (10%) of the successful bid will be required.

This the 21st day of May, 2025.

R. Douglas Davis, Commissioner
3600 N. Duke Street, STE 110
Durham, NC 27704-1709
Phone: 919-477-0280