



**NOTICE OF TAX FORECLOSURE SALE**

Under and by virtue of a Judgment entered in the action entitled "County of Durham and City of Durham vs. Sylvia C. Taliaferro, et als," File No. 09-CVD-7358, the undersigned Commissioner will, on the 9th day of March, 2010, offer for sale and sell for cash, to the last and highest bidder at public auction, at the Main Street steps of the Durham County Judicial Building 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 \$ 6,563.00**

**3683 Guess Road**

**Durham County Tax Parcel ID 173384**

**(Former Tax Parcel ID 751-01-018C)**

**Durham County GIS PIN No. 0823-09-06-7744**

LYING on the western side of Guess Road, containing 15,940 square feet, more or less, and being all of that property shown on a plat entitled PROPERTY OF DAVID THOMAS DUHLING AND SONJA HILL PAGE, which said plat is on file in Plat Book 99 at page 7 in the Office of the Register of Deeds of Durham County, and to which plat reference is hereby expressly made for a more particular description of same, BUT SAVE, RESERVE AND EXCEPTING THEREFROM so much of said property as was conveyed to the North Carolina Department of Transportation for widening the Guess Road right-of-way, by instrument recorded in Book 2558 at page 208, Durham County Registry. This property was conveyed to Sylvia Taliaferro and Opal Marshall by deeds recorded in Book 2173 at page 19 and 21, Durham County Registry. Opal Marshall died intestate on February 27, 2002, and her estate, opened in Estate File 08-E-649,

Durham County Clerk, shows Sylvia Taliaferro as her daughter and sole heir. By Quitclaim Deed recorded in Book 6350 at page 509, Sylvia C. Taliaferro attempted to convey "3683 Guess Road" (no legal description) to a Grantee designated only as "Beneficial/HSBC."

This sale will be made subject to city and county property taxes for the year 2010 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 16th day of February, 2010.

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