

STATE OF NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE
DISTRICT COURT DIVISION
25CV001305-420

COUNTY OF HARNETT

HARNETT COUNTY, A Body
Politie and Corporate

Plaintiff

-VS-

UNKNOWN HEIRS AT LAW OF MARY LOU
DUNKUM

Defendant

NOTICE OF SALE

Under and by virtue of an order of the District Court of Harnett County, North Carolina, made and entered in the action entitled HARNETT COUNTY, A Body Politie and Corporate Plaintiff vs. UNKNOWN HEIRS AT LAW OF MARY LOU DUNKUM, Defendant, the undersigned commissioner will on **October 31, 2025 at 10:00 AM** offer for sale and sell for cash, to the last and highest bidder at public auction, at the courthouse door in Harnett County, North Carolina in Lillington, the following described property lying in Harnett County, North Carolina and more particularly described as follows:

BEING Lot 39, Block 4 of Captain's Landing Subdivision according to a map recorded in Book of Maps 21, Page 52 in the office of the Register of Deeds of Harnett County, North Carolina, reference to which is hereby made for a greater certainty of description.

Together with and subject to easements, restrictions, water rights and rights of way of record, and matters of survey.

Also being identified as **Parcel ID# 050613 0272**, Harnett County Tax Office.
Address (Per tax office records and not warranted): **(050613 0272) Jasmine Rd,**
Fuquay Varina, NC

The sale will be made subject to all existing easements and restrictions, any superior liens, all outstanding city and county taxes, all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause, any prior lien in favor of the State of North Carolina, any right of redemption of the United

States and any rights of any persons in possession. A deposit of the greater of \$750.00 or five (5) percent of the successful bid will be required at the time of sale unless the highest bid is by a taxing unit; then a deposit shall not be required.

In the instance where multiple tax parcels are indicated in this Notice, the Commissioner may elect to sell all of the parcels either in one sale, or on the sale date indicated sell each parcel individually by conducting a separate sale for each, or group various parcels together for several sales, or not conduct a sale at all on one or more parcels, as the Commissioner determines in his sole discretion as being most likely to sell the parcels at a price adequate to pay all taxes due, as well as fees and costs. Any party contemplating the filing of an upset bid is therefore strongly encouraged to consult the Clerk of Court records to ascertain the parcel or parcels included in the sale for which an upset bid is planned.

Upon delivery of the deed, the winning bidder shall be required to pay the costs of recordation of the deed, including deed stamp taxes due to the Register of Deeds. Title and condition of the property will be granted to the successful bidder "as is" and without warranties.

This the 18 day of September, 2025.



E. Lauren Watson Hubbard
Commissioner
Capital Center
82 Patton Avenue, Suite 500
Asheville, North Carolina 28801
(828) 252-8010

Dunkum.Mary L. & Jean #23930
vg



Harnett County GIS

PID: 050613 0272

PIN: 0613-85-3217.000

Account Number: 500727000

Owner: DUNKUM MARY L & DUNKUM JEAN

Mailing Address:

Physical Address: JASMINE RD NC ac

Description: 101X198 JASMINE ST LT#39 BLK#4

Surveyed/Deeded Acreage: 1

Calculated Acreage: 0.44

Deed Date:

Deed Book/Page: 677 - 0729

Plat(Survey) Book/Page: -

Last Sale: 1978 - 9

Sale Price: \$0

Qualified Code: D

Vacant or Improved:

Transfer of Split:

Actual Year Built:

Heated Area : SqFt

Building Count : 0

Building Value: \$0

Parcel Outbuilding Value: \$0

Parcel Land Value: 28510

Market Value: \$28510

Deferred Value: \$0

Total Assessed Value: \$28510

Zoning: RA-30 - 0.44 acres (100.0%)

Zoning Jurisdiction: Harnett County

Wetlands: No

FEMA Flood: Minimal Flood Risk

Within 1mi of Agriculture District: No

Elementary School: Northwest Harnett Elementary

Middle School: Harnett Central Middle

High School: Harnett Central High

Fire Department: Northwest Harnett

EMS Department: Medic 14

Law Enforcement: Harnett County Sheriff

Voter Precinct: Northwest Harnett

County Commissioner : Duncan Edward Jaggers

School Board Member: John Hairr



DUNKUM MARY L DUNKUM JEAN
JASMINE RD NC
500727000

HARNETT COUNTY TAX (100), NORTHWEST HARNETT TAX
(100)
101X198 JASMINE ST LT #39 BLK#4
Reval Year: 2022 Tax Year: 2025
Appraised By 00 on 01/01/2022 00511 CAPTAIN'S LANDING

Returned: 1046449
CARD NO. 1 of 1
1,0000 LT
TW-05 CL- FR-
0.4500 AC

Parcel ID: 05-0613- - -0272-
PLAT: / UNIQ ID 243946
ID NO: 0613-85-3217.000
SPLIT FROM ID

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
01		00					
CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE		
DEPRECIATION		NB FACTOR					
	NORM	1					

EX- SRC= Inspection		AT- LAST ACTION 20220221	CORRELATION OF VALUE	MARKET
CREDENCE TO				
DEPR. BUILDING VALUE - CARD				0
DEPR. OB/XF VALUE - CARD				28,510
MARKET LAND VALUE - CARD				28,510
TOTAL MARKET VALUE - CARD				28,510
TOTAL APPRAISED VALUE - CARD				28,510
TOTAL APPRAISED VALUE - PARCEL				28,510
TOTAL PRESENT USE VALUE - LAND				0
TOTAL VALUE DEFERRED - PARCEL				0
TOTAL TAXABLE VALUE - PARCEL				28,510
PRIOR APPRAISAL				
BUILDING VALUE	0	CODE	DATE	NO.
OBXF VALUE	0			
LAND VALUE	3,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	3,000			
SALES DATA				
OFF. RECORD	DATE	DEED	Q/U	INDICATE
BOOK PAGE	MO YR	TYPE	V/I	SALES PRICE
00677 0729	9 1978	DE	D V	0

NOTES	
HEATED AREA	
0784	

CODE	QUALI TY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG %	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																
BLDG DIMENSIONS																
LAND INFORMATION																
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LAND MOD	COND FACT	OTHER ADJ/NOTES RE AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE
SFR	0100	RA-30	101	198	1,6000	0	0.9000	+00 +00 +00 +00 -10 Undeveloped		44,000.00	0.450	AC	1,440	63,360.00	28512	0
TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																
05-0613- - -0272- (7936694) Group:0																

DUNKUM MARY L DUNKUM JEAN
500727000
Parcel ID: 05-0613- - -0272-
ID NO: 0613-85-3217.000
CARD NO. 1 of 1
9/22/2025 4:45:28 PM.