



**Mecklenburg County
Sheriff's Office**

Garry L. McFadden
Sheriff
Rodney M. Collins
Chief Deputy Sheriff
Telisa E. White
Chief of Detention
Jason R. Beebe
Chief Deputy Sheriff

700 East Fourth Street
Charlotte, NC 28202
T 704-336-2543
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STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
RUMSEY CONST & RENOVATION LLC

IN THE GENERAL COURT OF JUSTICE

NOTICE
of
SALE
REAL PROPERTY
19CVD023770

-VS-

**CHIMERE BAKER
SHAMOND BAKER
13116 PURPLE DAWN DR
CHARLOTTE, NC 28213**

Under and by virtue of and pursuant to an Execution directed to the undersigned Sheriff of Mecklenburg County, NC, from the Clerk of Superior Court of Mecklenburg County, NC, in the above entitled action, I, Garry L. McFadden, Sheriff of Mecklenburg County, NC, will on Monday, 17 May, 2021 at 12:00 PM at the Mecklenburg County Courthouse, Charlotte, NC sell to the highest bidder for cash, at Public Auction, to satisfy said Process all rights, title, and interest which the above named defendant(s) have in and to the following described property:

13116 PURPLE DAWN DR CHARLOTTE, NC 28213

Place of Sale: **Mecklenburg County Courthouse, 832 East Fourth Street, Charlotte, NC 28202**

Time of Sale: **12:00 PM Monday, 17 May, 2021**

Terms of Sale: **HIGHEST BIDDER FOR CASH, SUBJECT TO ANY MORTGAGES, LIENS, AND TAXES AND ANY OTHER ENCUMBRANCES AND/OR RESTRICTIONS WHATSOEVER THAT MAY BE OWED ON PROPERTY BY THE CURRENT OR FORMER OWNER(S) OF THE PROPERTY, OR WHICH OTHERWISE ENCUMBER/RESTRICT THE PROPERTY. BIDDERS ARE CAUTIONED THAT IT IS VERY LIKELY THAT THIS PROPERTY IS SUBJECT TO EXISTING LIENS, ENCUMBRANCES, AND RESTRICTIONS THAT ARE NOT EXTINGUISHED BY AN EXECUTION SALE, MEANING THAT THE PROPERTY REMAINS SUBJECT TO SUCH LIENS, ENCUMBRANCES, AND RESTRICTIONS AFTER THE EXECUTION SALE. THE PROPERTY MAY BE SUBJECT TO DEBT AND CONDITIONS UNACCEPTABLE TO YOU. ALL BIDDERS ARE ADVISED TO DO A COMPLETE TITLE SEARCH ON THIS PROPERTY PRIOR TO ENTERING A BID. THE MECKLENBURG COUNTY SHERIFF'S OFFICE, THE SHERIFF AND MECKLENBURG COUNTY MAKE NO REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE WITH REGARD TO TITLE TO OR THE SUITABILITY FOR ANY PURPOSE OR THE CONDITION OF THIS PROPERTY.**

This the 30 day of March, 2021.



Garry L. McFadden, Sheriff
Mecklenburg County

K. D. CHITWOOD X0897

K. D. CHITWOOD, Deputy Sheriff
Mecklenburg County Sheriff's Office
Office: 980-314-5974
Cell: 704-622-8618

BEING all of Lot 408, Phase 5, Map 1, of Old Stone Crossing aka Caldwell Creek, as same is shown on map thereof recorded in Map Book 39, Page 451, Mecklenburg County, North Carolina Registry. Said property more commonly known as 13116 Purple Dawn Drive, Charlotte, NC 28213. Parcel no. 051-202-18

