



**Mecklenburg County
Sheriff's Office**

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STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

JASON KYLE

IN THE GENERAL COURT OF JUSTICE

NOTICE
of
SALE
REAL PROPERTY
22CVS015539

-VS-

**16801 JETTON RD LLC
2303 W. MOREHEAD ST. SUITE 200
CHARLOTTE, NC 28208**

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, 18 December, 2023 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:

16801 JETTON RD, CORNELIUS NC 28031

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

Time of Sale: **12:00 PM Monday, 18 December, 2023**

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 17 day of November, 2023.



Garry L. McFadden, Sheriff
Mecklenburg County

J. THOMAS X4911

J. THOMAS, Deputy Sheriff
Mecklenburg County Sheriff's Office
Office:
Cell: 704-622-7804

BEGINNING at a 5/8" rebar, said rebar being located at the edge of the 60 foot public right-of-way of Jetton Road and also being located at the southeasterly corner of the property, now or formerly, of Rhea D. Thornton as described in Book 9656, Page 220, Mecklenburg County Registry, and continuing with said right-of-way as follow: N. 61-10-00 W. 85.40 feet to a calculated point: thence a curve to the right having a radius of 710.56 feet, an arc length of 78.19 feet, a chord bearing N. 58-00-51 W, with a chord length 78.15 feet to a 5/8" rebar: thence a new line N. 42-46-13 E. 223.50 feet to a point; thence seven (7) calls running with the shoreline of Lake Norman as follows: (1) S. 34-47-09 E. 21.43 feet: (2) S. 22-58-00 E. 42.30 feet: (3) S. 00-42-00 E. 10.30 feet: (4) S. 61-55-00 E. 36.13 feet; (5) S. 60-13-00 E. 25.49 feet; (6) S. 57-58-00 W. 18.60 feet; and (7) S. 85-47-00 E. 22.46 feet; to a 1/2" rebar; thence with the aforementioned Thornton property line S. 39-44-54 W. 205.95 feet to the Point and Place of Beginning. Being a part of Lot #297, Section 2, as shown on a map recorded in Map Book 17 at Page 549, in the office of the Mecklenburg County Register of Deeds and containing 0.695 acres according to the survey prepared by David R. Garrott, NCRLS, dated June 9, 2005.

