



**Mecklenburg County
Sheriff's Office**

Irwin H. Carmichael
Sheriff
Rodney M. Collins
Chief Deputy Sheriff
Thomas M. Plummer
Chief Deputy Sheriff

700 East Fourth Street
Charlotte, NC 28202
T 704-336-2543

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

TBF Financial

-VS-

Seigle Avenue Presbyterian Church
832 Seigle Avenue
Charlotte, NC 28204

IN THE GENERAL COURT OF JUSTICE

NOTICE

of

SALE

REAL PROPERTY
16CVD006730

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, Irwin Carmichael, Sheriff of Mecklenburg County, NC, will on Monday, 22 January, 2018 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:

701 Jackson Avenue, Charlotte, NC 28204

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

Time of Sale: **12:00 PM Monday, 22 January, 2018**

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 14 day of December, 2017.



Irwin Carmichael, Sheriff
Mecklenburg County

M. R. Williams x1536

M. R. Williams, Deputy Sheriff
Mecklenburg County Sheriff's Office
Office: 980-314-5979
Cell: 704-622-1937

701 Jackson Avenue
Charlotte, NC 28204

Being all that tract or parcel of land located in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pin found in the northern margin of the right of way of Jackson Avenue (50-foot right of way), the southeastern corner of the property of Thomas Michael Todd (now or formerly) as described in Deed Book 4563, page 752 in the Mecklenburg County Public Registry (hereinafter, the Registry”), said iron pin being located N 38-44-29 E 82.32 feet from an iron pipe at the intersection of the western margin of the right of way of Prospect Street (50 foot right of way) with the southern margin of the right of Jackson Avenue; thence, with and along the boundary line of the property of Thomas Michael Todd and the boundary line of Seigle Avenue Presbyterian Church (now or formerly) as described in Deed Book 8719, Pages 195 and 198 in the Registry, N 13-40-44 W 224.54 feet to an iron pipe set, a corner of the property of Hill Properties, Inc. (now or formerly) as described in Deed Book 9664, Pages 204 in the Registry; thence, with an along the boundary line of the property of Hill Properties, Inc., N 76-20-00 E 52.78 feet to an iron pipe set, a corner of the property of Hill Properties, Inc. as described in Deed Book 3422, Page 93 in the Registry; thence, with and along the boundary line of the property of Hill Properties, Inc., S 71-05-00 E 10.94 feet to an iron pipe set, a corner of the property of Hill Properties, Inc. (now or formerly) as described in Deed Book 4269, Page 22 in the Registry; thence, with and along the boundary line of the property of Hill Properties, Inc and the boundary line of the property of Aaron D. Stevenson, (now or formerly) as described in Deed Book 6790, Page 115 in the Registry, S 13-38-49 E 218.78 feet to an iron pipe found in the northern margin of the right of way of Jackson Avenue; thence, with and along the northern margin of the right of way of Jackson Avenue, S 76-27-48 W 61.88 feet to an iron pin found, the point and place of BEGINNING, containing 13,880 square feet, more or less, as shown on ALTA/ACSM Land Title Survey 701 Jackson Avenue, prepared by Andrew G. Zoutewelle, NCPLS, dated December 24, 2002.

