



**Mecklenburg County
Sheriff's Office**

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

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

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
COLONY PROFESSIONAL CENTER
CONDOMINIUM A

IN THE GENERAL COURT OF JUSTICE

NOTICE

of

SALE

REAL PROPERTY
18CVS015665

-VS-

COLONY INVESTORS LLC
16928 LANCASTER HWY SUITE 109
CHARLOTTE, NC 28277

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, 04 February, 2019 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:

7615 COLONY RD UNIT 215, CHARLOTTE, NC 28226 PARCEL #:21124165

Place of Sale:	Mecklenburg County Courthouse, 832 East Fourth Street, Charlotte, NC 28202
Time of Sale:	12:00 PM Monday, 04 February, 2019
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 07 day of January, 2019.



Garry L. McFadden, Sheriff
Mecklenburg County

KF WILLIAMS x1633

KF WILLIAMS, Deputy Sheriff
Mecklenburg County Sheriff's Office
Office: 980-314-5976
Cell: 704-619-6867

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LEGAL DESCRIPTION is provided by Leah B. Daly, Paralegal; Horack, Talley, Pharr & Lowndes, P.A., Charlotte, NC. MCSO makes no warranty or representation regarding the accuracy of this legal description.

Being all of those certain condominium units within Colony Road Professional Center Condominium I known, defined and described as Unit 215 in the Declaration of Colony Road Professional Condominium I recorded in Book 26888, Page 449, as amended by First Amendment to Declaration of Colony Road Professional Center Condominium I recorded in Book 27653, Page 871, and as further amended by Second Amendment to Declaration of Colony Road Professional Center Condominium I recorded in Book 27692, Page 749, as further amended by Third Amendment to Declaration of Colony Road Professional Center Condominium I recorded in Book 30467, Page 697, further amended by Fourth Amendment to Declaration of Colony Road Professional Center Condominium I recorded in Book 30467, Page 797, further amended by that Fifth Amendment recorded in Book 30618, Page 597, and any amendments or supplemental declarations thereto (herein "Declaration"), and more particularly described in the Plans filed in Unit Ownership File No. 978, Pages 1, supplemental plans in Page 5, 6 and 8, including any amendments to such plans, both such filings in the Mecklenburg County Registry; Together With the currently effective undivided interest as tenant in common in and to the general and limited common areas and facilities as described and set forth in the Declaration, reference to which is hereby made for a more particular description of the common areas and facilities.

