



**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  
Suite #100  
Charlotte, NC 28202  
T 704.336.2543  
F 980.314.5988

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

**MYRAY GATHERS**

-VS-

**MC RIDGE NC LLC  
6047 TYVOLA GLEN CIRCLE #100  
CHARLOTTE, NC 28217**

IN THE GENERAL COURT OF JUSTICE

**NOTICE**  
of  
**SALE**  
REAL PROPERTY  
21CVS013275

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, 30 January, 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:

**7705 KREFELD GLEN DR. CHARLOTTE, NC 28227 PARCEL #:19356101**

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

Time of Sale: **12:00 PM Monday, 30 January, 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 03 day of January, 2023.



Garry L. McFadden, Sheriff  
Mecklenburg County

*K WILLIAMS X1633*

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

7705 KREFELD GLEN DR. CHARLOTTE, NC 28227 PARCEL #:19356101  
SEE BELOW FOR LEGAL DESCRIPTION



EXHIBIT A

to

Special Warranty Deed

**PROPERTY DESCRIPTION**

All of that piece or parcel of land situate, lying and being in the City of Charlotte, Mecklenburg County, North Carolina, Being more particularly described as follows:

BEGINNING at an existing Iron pipe on the southwesterly margin of the right of way of East Independence Boulevard (U.S. Highway 74) and the easterly line of the Mecklenburg County Property recorded in Deed Book 3825, page 729 in the Mecklenburg County Public Registry and running thence with said margin of East Independence Boulevard, S39°59'20"E 566.09 feet to an existing iron rebar; thence S09°46'30"W 170.29 feet to an existing iron rebar on the westerly margin of the right of way of Krefeld Drive, said right of way being 80 feet wide, thence with said margin of Krefeld Drive the following three (3) calls: (1) S50°00'40"W 160.00 feet to an existing iron rebar, (2) S50°00'40"W 14.15 feet to an existing iron rebar at which point Krefeld Drive right of way changes to 60 feet wide, (3) with the arc of a circular curve to the left having a radius of 570.24 feet an arc length of 427.73 feet, and a chord bearing and distance of S28°40'29"W 417.77 feet to a point in the northerly line of the Landstar Development Company recorded in Deed Book 6880, page 974; thence with the northerly line of the Landstar Development Company property the following five (5) calls: (1) S75°58'57"W passing through an existing iron rebar at 5.35 feet for a total distance of 248.37 feet to an existing iron rebar, (2) S89°55'31"W 173.20 feet to an existing iron rebar, (3) N67°49'35"W 230.94 feet to an existing iron rebar, (4) N23°06'52"E 465.84 feet to an existing iron rebar, (5) N68°55'31"W 74.23 feet to an existing iron rebar, in the easterly line of the aforementioned Mecklenburg County Property, thence following two (2) calls with the easterly line of the Mecklenburg Property (1) N23°06'52"E 177.96 feet to an existing iron rebar, (2) N44°32'10"E 617.28 feet to the point and place of Beginning containing 14.817 acres according to an asbuilt survey prepared by Sam Molone and associates dated September 1, 1994.

**ALSO DESCRIBED AS FOLLOWS:**

COMMENCING at a mag nail set in the centerline intersection of East Independence Blvd. (U. S. Highway 74) and Krefeld Drive, THE POINT OF COMMENCEMENT, and runs thence South 59 degrees 53 minutes 08 seconds West 233.50 feet to a rebar found in the western right of way line of Krefeld Drive (80' Public right of way), THE POINT OF BEGINNING, and runs thence from the beginning rebar and with said western right of way line of Krefeld Drive South 50 degrees 01 minutes 14 seconds West 159.95 feet to a rebar found; thence continuing with said right of way line South 04 degrees 49 minutes 11 seconds West 14.17 feet to a x-mark found in said right of way line; thence continuing with said right of way line, a curve to the left, having a radius of 570.24 feet, an arc length of 427.73 feet, the chord being South 28 degrees 34 minutes 41 seconds West 418.00 feet to a nail found in the sidewalk; thence South 75 degrees 59 minutes 30 seconds West passing through a rebar found at 5.55 feet for a total distance of 248.58 feet to a rebar found; thence South 89 degrees 53 minutes 51 seconds West 173.02 feet to a rebar found; thence North 67 degrees 49 minutes 02 seconds West 230.76 feet to a rebar found; thence North 23 degrees 04 minutes 44 seconds East 465.87 feet to a rebar found; thence North 68 degrees 58 minutes 03 seconds West 74.19 feet to a rebar found; thence North 23 degrees 06 minutes 45 seconds East 178.00 feet to a rebar found; thence North 44 degrees 32 minutes 18 seconds East 617.29 feet to a iron pipe found in the southwestern right of way line of U. S. Highway 74 (200' Public right of way); thence with said right of way line South 39 degrees 59 minutes 20 seconds East 566.07 feet to a rebar found in said right of way line; thence South 09 degrees 46 minutes 08 seconds West 170.33 feet to the beginning, containing 14.817 acres or 645,294 square feet more or less.