



**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

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
LUIS A TERRY

IN THE GENERAL COURT OF JUSTICE

NOTICE

of

SALE

REAL PROPERTY
12CVS010622

-VS-

SHEA HOMES LLC
8008 CORPORATE CENTER DR. SUITE 300
CHARLOTTE, NC 28226

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, 01 May, 2017 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:

PARCEL #:223-134-83 Charlotte, NC

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

Time of Sale: **12:00 PM Monday, 01 May, 2017**

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 11 day of April, 2017.



Irwin Carmichael, Sheriff
Mecklenburg County

K.F. Williams x1633

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

SEE ATTACHED (EXHIBIT A) FOR DESCRIPTION



EXHIBIT A
TO
NORTH CAROLINA GENERAL WARRANTY DEED
FROM
THOMAS J. MCGINN and wife, SHARON E. MCGINN
TO
SHEA HOMES, LLC

Lying and being located in Providence Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a point in the centerline of Providence Road West (State Road No. 3626), said point being located N. 66-01-52 E. 2482.78 feet from N.C.G.S. Lowery, N 474,247.31', E 1,443,466.07', NAD 83, said point also marking the southernmost common corner of the property conveyed to Robert L. McGinn, Jr. as described in deed recorded in Book 2584 at page 16 in the Mecklenburg County Public Registry and the property conveyed to Thomas J. McGinn as described in deed recorded in Book 2579 at page 526 in the Mecklenburg County Public Registry; and running thence with the centerline of the right-of-way of Providence Road West, three (3) calls and distances as follows: (1) in a westerly direction with the arc of a circular curve to the right having a radius of 1475.00 feet, an arc distance of 117.56 feet (having a chord bearing and distance of N. 84-10-17 W. 117.53 feet) to a point; (2) N. 81-53-18 W. 301.95 feet to a point and (3) N. 81-12-21 W. 98.81 feet to a point being the southernmost common corner of the property conveyed to Thomas J. McGinn as described in deed recorded in Book 4019 at page 672 in the Mecklenburg County Public Registry and the property conveyed to Edward M. McGinn as described in deed recorded in Book 3997 at page 779 in the Mecklenburg County Public Registry; and running thence with the common boundary between the Edward M. McGinn property and the Thomas J. McGinn property, N. 05-33-23 W. 950.11 feet to an iron found in the southerly line of the property conveyed to Ballantyne Properties, LLC as described in deed recorded in Book 5159 at page 63 in the Mecklenburg County Public Registry; thence with the Ballantyne Properties, LLC southerly boundary line, two (2) calls and distances as follows: (1) S. 79-50-12 E. 158.81 feet to an iron found and (2) S. 79-50-18 E. 352.47 feet to an iron found in the line of the property of Robert L. McGinn, Jr. as described in the aforementioned deed; thence with the westerly line of the Robert L. McGinn, Jr. property, two (2) calls and distances as follows: (1) S. 04-54-47 E. 407.09 feet to an iron found and (2) S. 07-23-34 E. 523.85 feet (passing an iron found at 499.35 feet) to the point or place of Beginning, and containing a total of 10.66 acres (10.30 net acres plus .36 acres within the right-of-way of Providence Road West) and divided into a 7.97 acre tract and a 2.69 acre tract on the Boundary Survey of Providence Road West Properties for Shea Homes by John R. Yarbrough, N.C.R.L.S., dated May 30, 1996, as revised January 7, 1997, to which survey reference is hereby made.