



**MECKLENBURG COUNTY  
SHERIFF'S OFFICE**

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Charlotte, NC 28202

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**GARRY L. MCFADDEN**  
SHERIFF

**CELESTE D. YOUNGBLOOD**  
CHIEF OF DETENTION

**VALERIE M. FIELDS**  
CHIEF OF STAFF

**SHELBY JONES**  
EXECUTIVE ASSISTANT TO THE SHERIFF

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

**CHURCHILL DOWNS COTSWOLD  
ASSOCIATION INC  
MATTHEWS, NC 28105  
-VS-  
YU YANG  
1052-D CHURCHILL DOWNS COURT  
CHARLOTTE, NC 28211**

IN THE GENERAL COURT OF JUSTICE

**NOTICE**  
of  
**SALE**  
REAL PROPERTY  
24CV009768-590

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, 23 March, 2026 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:

**1052-D CHURCHILL DOWNS COURT, CHARLOTTE, NC 28211**

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

Time of Sale: **12:00 PM Monday, 23 March, 2026**

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. **NO CREDIT BIDS ACCEPTED.****

This the 03 day of March, 2026.

Garry L. McFadden, Sheriff  
Mecklenburg County

*T. BOLTON X5438*

T. BOLTON, Deputy Sheriff  
Mecklenburg County Sheriff's Office  
Office: (980) 314-5975  
Cell: (704) 574-1584

BEING all of Unit 1052D of CHURCHILL DOWNS AT COTSWOLD CONDOMINIUM as same is described in that Declaration of Churchill Downs at Cotswold Condominium recorded May 27, 1999 in Book 10502 at Page 530, and also the plans of the Condominium made a part of the Declaration and recorded in Unit Ownership file number 495, both Declaration and Plans being recorded in the Mecklenburg County, North Carolina, Public Registry; TOGETHER WITH an undivided percentage interest in the Common Elements of the Condominium as set forth in the Declarations.

