



**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

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Charlotte, NC 28202
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STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
ALGHANNAM, FADI

IN THE GENERAL COURT OF JUSTICE

NOTICE
of
SALE
REAL PROPERTY
16CVS22995

-VS-

HAPPY HOMES LLC
1307 CHARIDGE LN
CHARLOTTE, NORTH CAROLINA 28262

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, 05 June, 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:

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

Time of Sale: **12:00 PM Monday, 05 June, 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 05 day of June, 2023.

Garry L. McFadden, Sheriff
Mecklenburg County

M. MOORE X5217

M. MOORE, Deputy Sheriff
Mecklenburg County Sheriff's Office
Office: 980-314-5971
Cell: 704-280-9218

Mecklenburg County Parcel ID No.: 108-094-19

BEING KNOWN AND DESIGNATED as all of Lot 274 of Subdivision known as KINGSTREE, Phase 3, as shown on Map 4 thereof recorded in Map Book 40, Page 901 of the Mecklenburg County Registry.

Being in all respects that same property conveyed to Happy Homes LLC by Trustee Services of Carolina, LLC, Substitute Trustee, via Substitute Trustee's Deed recorded July 29, 2016 in Book 31037, Page 412 of the Mecklenburg County Registry.

