



# MECKLENBURG COUNTY SHERIFF'S OFFICE

700 East Fourth Street  
Charlotte, NC 28202

T (704) 336-2543 • F (704) 336-6118

WWW.MECKSHERIFF.COM

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

ENVIRONMENTAL DESIGN LANDSCAPE, LLC  
c/o KIRK PALMER & THIGPEN  
CHARLOTTE, NC

-VS-

2479 JULIA, LLC The First at Julia  
c/o JAVIER HINOJO  
2479 JULIA AVE  
CHARLOTTE, NC 28206

IN THE GENERAL COURT OF JUSTICE

# NOTICE of SALE REAL PROPERTY 25CV007319

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, 10 November, 2025 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:

## 2479 Julia Avenue Charlotte, NC 28206

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

Time of Sale: **12:00 PM Monday, 10 November, 2025**

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 30 day of September, 2025.

Garry L. McFadden, Sheriff  
Mecklenburg County

*V. HARRIS X2507*

V. HARRIS, Deputy Sheriff  
Mecklenburg County Sheriff's Office  
Office: 980-314-5974  
Cell: 704-622-8618

BEGINNING at an iron in the southerly margin of Julia Avenue (formerly Circle Avenue) which iron is located N. 54-22-40 E. 16 feet from another iron at the intersection of the westerly line of Pryor Avenue and the southerly line of Julia Avenue, and being the northwestern corner of Tract 33 as shown on the map of Charlotte Terrace recorded in Map Book 3, Pages 162 and 163, Mecklenburg County Public Registry, and running thence from said Beginning point and with the southerly margin of Julia Avenue, N. 54-22-40 E. 181.85 feet to an iron; thence S. 58-50-40 E. 226.24 feet to an iron; thence N. 29-38 E. 60 feet to an iron; thence S. 60-22 E. 247 feet to an iron; thence S. 68-08-60 W. 425 feet to an iron: thence N. 38-19-10 W. 306.13 feet to an iron, the point and place of Beginning, containing 2.281 acres as shown on the survey of Reece F. McRorie, dated September 19, 1963.

