



**MECKLENBURG COUNTY
SHERIFF'S OFFICE**

700 East Fourth Street
Charlotte, NC 28202

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GARRY L. MCFADDEN
SHERIFF

CHRISTOPHER O. ALLEN
CHIEF DEPUTY SHERIFF

CELESTE D. YOUNGBLOOD
CHIEF OF DETENTION

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Fadi Alghannam
C/O Hutchens Law Firm, LLP
Charlotte, NC 28210

-VS-

Happy Homes LLC
1307 Charidge Lane
Charlotte, NC 28262

IN THE GENERAL COURT OF JUSTICE

NOTICE
of
SALE
REAL PROPERTY
16CVS022995-590

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, 18 August, 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:

8723 Buttonwood Court, Charlotte, NC 28215

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

Time of Sale: **12:00 PM Monday, 18 August, 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 15 day of July, 2025.

Garry L. McFadden, Sheriff
Mecklenburg County

K. Allen X4992

K. Allen, Deputy Sheriff
Mecklenburg County Sheriff's Office
Office: 980.314.5976
Cell: 704.619.6867

BEING KNOWN AND DESIGNATED AS ALL OF LOT 274 OF THE SUBDIVISION KNOWN AS KINGSTREE, PHASE 3 AS SHOWN ON MAP 4 THEREOF RECORDED IN MAP BOOK 40 AT PAGE 901 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.

