



MECKLENBURG COUNTY SHERIFF'S OFFICE

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GARRY L. MCFADDEN
SHERIFF

CELESTE D. YOUNGBLOOD
CHIEF OF DETENTION

CHRISTOPHER O. ALLEN
CHIEF DEPUTY SHERIFF

SHELBY JONES
CHIEF OF STAFF

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Mecklenburg County

-VS-

Monica Garcia
2214 Lakeview Lane
Charlotte, NC 28214

IN THE GENERAL COURT OF JUSTICE

NOTICE of SALE REAL PROPERTY 24M004488-590

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, 07 July, 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:

Tax Parcel ID: 031-49-102

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

Time of Sale: **12:00 PM Monday, 07 July, 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 09 day of June, 2025.

Garry L. McFadden, Sheriff
Mecklenburg County

M. R. Williams X1536

M. R. Williams, Corporal
Mecklenburg County Sheriff's Office
Office: 980.314.5979
Cell: 704.622.1937

BEGINNING at an old iron on the eastern margin of Lakeview Drive at the southwestern corner of property conveyed to Ronald B. York by deed recorded in Book 3649 ay page 139 in the Mecklenburg County Registry; said point of BEGINNING being further situate N 23 degrees 00 minutes 11 seconds E approximately 730 ft. from the intersection of the eastern margin of the right of way of Lakeview Drive and the centerline of Harwood Lane; running thence from said point of BEGINNING with the western line of Ronald Dean York (now or formerly) S. 78 degrees 3 minutes 28 seconds E 200 ft. to a point on the Ronald Dean York (now or formerly) line; thence S 23 degrees W 105 ft. to an iron; thence, N 78 degrees 3 minutes 47 seconds W 200.05 ft. to a iron on the eastern margin of Lakeview Drive; thence, with said margin of Lakeview Drive, N 23 degrees 11 minutes E 105 ft. to the point and place of the BEGINNING, containing 0.473 acres. The above description being taken from a unrecorded map of the G.H. Harwood Property made by Joseph F. Dunnigoo, R.S., dated 7/4/74, to which reference is hereby made.

BEING the same property conveyed to Monica Garcia by Deed recorded in Book 33582 at Page 545 in the Mecklenburg County Public Registry, NC.

Tax Parcel No. 031-499-102

