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QUALIFIED SELLERS...FOR QUALIFIED BUYERS



MAY 22 & 23

SELLING 100[±] PROPERTIES IN 57[±] OFFERINGS
IN ALABAMA, FLORIDA, GEORGIA, NORTH CAROLINA, SOUTH CAROLINA, TENNESSEE AND VIRGINIA



SALE SITES:

► **WEDNESDAY, MAY 22, 2:00 P.M.**
MANSOUR CONFERENCE CENTER
995 ROSWELL STREET
MARIETTA, GA 30062
55 OFFERINGS

► **THURSDAY, MAY 23, 6:00 P.M.**
ON THE PROPERTY
102 & 118 SOUTH CHERRY STREET
WINSTON-SALEM, NC 27101
2 OFFERINGS

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Thank you for your interest in a John Dixon & Associates' auction. It is our goal to make the auction process simple and easy for you.

Our staff of experienced auction professionals are ready to answer any questions you have regarding the auction process or property specific details. On auction day, our staff will be in attendance to assist you with bidding and any last minute questions. After the auction, our professionals will follow up with you, the closing attorney and the seller to ensure the closings occur in a timely manner.

This is an incredible opportunity to purchase real estate. Many of these properties are being sold at **absolute auction**. As a buyer, "**absolute**" means there is no minimum price, no reserve price, no starting bids. After the auction these properties will have a new owner. We encourage you to attend or bid online and take advantage of this golden opportunity.

Here is what you will need:

- Auctions are open to the public to view and/or bid.
- Properties marked "absolute" sell regardless of price!
- Registration is open an hour prior to auction start time. You will receive a brochure, sample contract and bidder number.
- Driver's license or photo ID if bidding at the auction
- Notarized Power of Attorney, if you are bidding on another party's behalf must be presented during registration and completion of your contract.
- Cash, cashier's check, personal or business check for the earnest money deposit (see terms on back).
- If taking title in a partnership, company or trust, you will need a Partnership Agreement, Articles of Incorporation, trust documentation or other necessary proof of signing authority must be presented upon signing contract.
- For help with bidding or property specific questions, our John Dixon & Associates auction professionals are available to assist you.

Should you have any questions, please do not hesitate to contact us at 404.994.5333. We will help you any way we can.

We'll see you at the auction!

SALE 1

WEDNESDAY, MAY 22, 2:00 P.M.

SALE SITE: MANSOUR CONFERENCE CENTER, 995 ROSWELL STREET, MARIETTA, GA 30062

| Property ABSOLUTE | | | | | | |
|-------------------|-----------|---|--|-----------------------------|------------|-----------|
| No. | / Reserve | Property Type | Address | City | County | State Zip |
| 3101 | ABSOLUTE | Industrial Land - Zoned M-2 | Wendell Drive SW | Atlanta | Fulton | GA 30336 |
| 3102 | ABSOLUTE | Industrial Land - Zoned M-2 | 3076 Ozora Road | Loganville | Gwinnett | GA 30052 |
| 3103 | | Horse Farm with Utility Barn, 2 Run-In Sheds | 1555 Hunters Lane | Newnan | Coweta | GA 30263 |
| 3104 | ABSOLUTE | Residential Lot (Unbuildable) | 220 Sandstone Drive | Hampton | Henry | GA 30228 |
| 3105 | ABSOLUTE | Residential Lot | 110 NW 6th Terrace | Cape Coral | Lee | FL 33993 |
| 3106 | ABSOLUTE | Residential Lot (Canal Front) | 1302 NE 19th Place | Cape Coral | Lee | FL 33909 |
| 3107 | ABSOLUTE | Residential Lot | Stanebrook Court | Jackson | Butts | GA 30233 |
| 3108 | ABSOLUTE | 6 Residential Lots | 209, 211, 213, 215, 217, 219 Christine Circle | Perry | Houston | GA 31069 |
| 3109 | ABSOLUTE | Residential Land | South Haven | Byron | Peach | GA 31008 |
| 3110 | | Commercial Buildings with Commercial Acreage | 144 Jacksonville Highway | Fitzgerald | Ben Hill | GA 31750 |
| 3111A | ABSOLUTE | Residential Lot (Will Sell With 3111C) | Bear Den Trail | Grandview | Cumberland | TN 37337 |
| 3111B | ABSOLUTE | Residential Lot (Will Sell With 3111D) | Bear Den Trail | Grandview | Cumberland | TN 37337 |
| 3111C | ABSOLUTE | Lakefront Lot (Will Sell With 3111A) | Bear Den Trail | Grandview | Cumberland | TN 37337 |
| 3111D | ABSOLUTE | Lakefront Lot (Will Sell With 3111B) | Bear Den Trail | Grandview | Cumberland | TN 37337 |
| 3112 | | Residential Land | Willingham Drive | Lenoir City | Loudon | TN 37771 |
| 3113A | ABSOLUTE | Residential Lot | Johnson Drive | Lenoir City | Loudon | TN 37771 |
| 3113B | ABSOLUTE | Residential Lot | Johnson Drive | Lenoir City | Loudon | TN 37771 |
| 3113C | ABSOLUTE | Residential Lot | Norwood Street | Lenoir City | Loudon | TN 37771 |
| 3114A | ABSOLUTE | Residential Lot | East Shore Drive | Rockwood | Roane | TN 37854 |
| 3114B | ABSOLUTE | Residential Lot | Appaloosa Trail | Rockwood | Roane | TN 37854 |
| 3114C | ABSOLUTE | Residential Lot | Appaloosa Trail | Rockwood | Roane | TN 37854 |
| 3114D | ABSOLUTE | Residential Lot | Water View Drive | Rockwood | Roane | TN 37854 |
| 3114E | ABSOLUTE | Residential Lot | West Mountain Drive | Rockwood | Roane | TN 37854 |
| 3115A | | 3 Residential Lots | 226, 228, 230 Natchez Trace | Macon | Bibb | GA 31216 |
| 3115B | | 3 Residential Lots | 312, 317, 319, Hawk Court | Macon | Bibb | GA 31216 |
| 3115C | | 2 Residential Lots | 409, 410 Dakota Trail | Macon | Bibb | GA 31216 |
| 3116 | | Commercial Land | 93 Ridge Road | Canton | Cherokee | GA 30114 |
| 3117 | | Commercial Land | Hillhouse Lane & Sixes Road | Canton | Cherokee | GA 30114 |
| 3118 | | Commercial Land | 270 Ridge Road & Sixes Road | Canton | Cherokee | GA 30114 |
| 3119 | | Residential Land | Water Tower Place | Clarksville | Habersham | GA 30523 |
| 3120 | | 5 Residential Lots | Millwood Drive | Commerce | Jackson | GA 30529 |
| 3121 | | Residential Lake Lot | S Laceola Road | Cleveland | White | GA 30528 |
| 3122 | | Commercial Land | 7313 Factory Shoals Road SW | Austell | Cobb | GA 30168 |
| 3123 | ABSOLUTE | Residential Lot | Alfred Boulevard | Punta Gorda | Charlotte | FL 33951 |
| 3124 | | Ocean Front Condominium | 600 N Atlantic Avenue, Unit 311 | Daytona Beach | Volusia | FL 32118 |
| 3125 | | Pad Ready Retail Land | Epps Bridge Parkway | Athens | Oconee | GA 30606 |
| 3126 | | Equestrian Farm / SFR / Development Potential | 15235 Birmingham Highway | Alpharetta (City of Milton) | Fulton | GA 30004 |
| 3127 | | Commercial Convenience Store | 608 US Highway 431 | Boaz | Marshall | AL 35957 |
| 3128 | ABSOLUTE | Lake Front Lot (Smith Lake) | N/S of Rock Creek Peninsula Road | Arley | Winston | AL 35541 |
| 3129 | ABSOLUTE | 2 Residential Lots | 5709 & 5714 Bent Creek Drive | Pinson | Jefferson | AL 35126 |
| 3130 | ABSOLUTE | 2 Residential Lots | 5909 & 5945 Stonebriar Trace | Pinson | Jefferson | AL 35126 |
| 3131 | ABSOLUTE | 2 Residential Lots | 5403 & 5427 Somersby Parkway | Pinson | Jefferson | AL 35126 |
| 3132 | | Recreational Land with Homesite | Beebe Lane | Chilhowie | Smyth | VA 24319 |
| 3133 | ABSOLUTE | Residential Lot | E NC 150 Highway | Sherrills Ford | Catawba | NC 28673 |
| 3134 | ABSOLUTE | 10 Residential Lots | LT 16 Wolf Knob Road, LT78 Twin Branch Way, LT103 Shady Spring Drive, LT135 River Rock, LT74 Still Woods Trail, LT43 Pilot Mountain Vista, LT 45 River Rock, LT35 Pilot Mountain Vista, LT 177 Elk Hair Drive, LT 8A Lowland Glade Drive | Cullowhee | Jackson | NC 28723 |
| 3135 | | Commercial Lot | Cheshire Bridge | Atlanta | Fulton | GA 30324 |
| 3136 | | Residential Lot | 1300 Big Water Circle | Greensboro | Greene | GA 30642 |
| 3137 | | Agricultural Land | Halls Chapel Road | Crandall | Murray | GA 30711 |
| 3138 | | 7 Residential Lots | Covered Bridge Road | Hiawassee | Towns | GA 30546 |
| 3139 | ABSOLUTE | Mountain View Residential Lot | Walnut Ridge | Ellijay | Gilmer | GA 30536 |
| 3140 | ABSOLUTE | 5 Residential Lots | Spring Mountain Road | Rome | Floyd | GA 30165 |
| 3141 | | Residential Lot | 118 Liberty Grove Pass | Alpharetta | Cherokee | GA 30004 |
| 3142 | | 2 Office Pads | 912 Holcomb Bridge Road | Roswell | Fulton | GA 30076 |
| 3143 | | Single Family Residence | 4004 Rutgers Drive SW (Sec. 8-Leased \$1,290.00 thru 03/31/20) | Atlanta | Fulton | GA 30331 |
| 3144 | | Agricultural Land | Gateway Drive | Loris | Horry | SC 29569 |

NEED MORE INFORMATION?

VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333



3101 **ABSOLUTE**
 Industrial Land- Zoned M-2 **County: Fulton**
 Wendell Drive SW, Atlanta, GA 30336
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.6± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 14F0023 LL0082
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3102 **ABSOLUTE**
 Industrial Land- Zoned M-2 **County: Gwinnett**
 3076 Ozora Road, Loganville, GA 30052
 Lot(s): n/a
 Subdivision: n/a
 Acres: 15.29± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: R5221 102
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



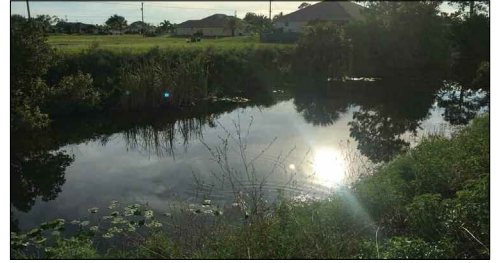
3103 **ABSOLUTE**
 Horse Farm with Utility Barn, 2 Run-In Sheds **County: Coweta**
 1555 Hunters Lane, Newnan, GA 30263
 Lot(s): n/a
 Subdivision: Foxboro Farms
 Acres: 20.43± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 077 2089 006
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



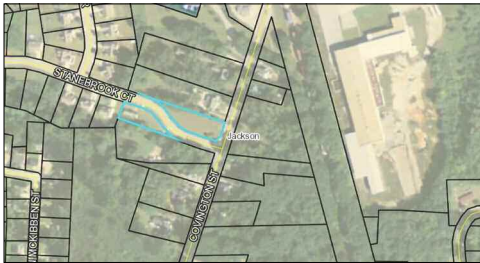
3104 **ABSOLUTE**
 Residential Lot (Unbuildable) **County: Henry**
 220 Sandstone Drive, Hampton, GA 30228
 Lot(s): 45, Block B
 Subdivision: Amber Cove
 Acres: 1.1± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: H05A01159000
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3105 **ABSOLUTE**
 Residential Lot **County: Lee**
 110 NW 6th Terrace, Cape Coral, FL 33993
 Lot(s): 18, 19
 Subdivision: Cape Coral Unit 37, Blk 2614
 Acres: 0.24±± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 11-44-23-C2-02614.0180
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3106 **ABSOLUTE**
 Residential Lot (Canal Front) **County: Lee**
 1302 NE 19th Place, Cape Coral, FL 33909
 Lot(s): 5, 6
 Subdivision: Cape Coral Unit 47, Part 2, Blk 3528
 Acres: 0.23± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 05-44-24-C1-03528.0050
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3107 **ABSOLUTE**
 Residential Lot **County: Butts**
 Stanebrook Court, Jackson, GA 30233
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.91± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: J0110-100-000
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3108 **ABSOLUTE**
 6 Residential Lots **County: Houston**
 209, 211, 213, 215, 217, 219 Christine Circle, Perry, GA 31069
 Lot(s): 29, 30, 31, 32, 33, 34
 Subdivision: Gresham Creek
 Acres: 3.14± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: OP41C0 029000; 030000; 031000; 032000; 033000; 034000
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3109 **ABSOLUTE**
 Residential Land **County: Peach**
 South Haven, Byron, GA 31008
 Lot(s): n/a
 Subdivision: New Haven - Phase III
 Acres: 12.47± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 045B 112
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3110 **ABSOLUTE**
 Commercial Buildings with Commercial Acreage **County: Ben Hill**
 144 Jacksonville Highway, Fitzgerald, GA 31750
 Lot(s): n/a
 Subdivision: Formerly Hometown Hardware
 Acres: 5± **Square Feet: 4,761±**
 Year Built: 1975 **Beds/Baths: n/a**
 Tax ID: 14 419; 14 425
 Listing Agent: Jonathan Keen, Keen Realty
 Phone: 229.686.0301 **Email: jonathankeen@windstream.net**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3111A (Will Sell With 3111C) **ABSOLUTE**
 Residential Lot **County: Cumberland**
 Bear Den Trail, Grandview, TN 37337
 Lot(s): 140
 Subdivision: Tranquilechee Resort
 Acres: 0.35± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 199P C 054.00
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



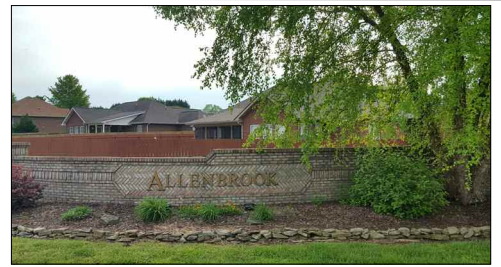
3111B (Will Sell With 3111D) **ABSOLUTE**
 Residential Lot **County: Cumberland**
 Bear Den Trail, Grandview, TN 37337
 Lot(s): 141
 Subdivision: Tranquilechee Resort
 Acres: 0.34± **Square Feet: n/a**
 Year Built: n/a **Beds/Baths: n/a**
 Tax ID: 199P C 055.00
 Listing Agent: n/a
 Phone: n/a **Email: n/a**
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3111C (Will Sell With 3111A) **ABSOLUTE**
 Lakefront Lot **County:** Cumberland
 Bear Den Trail, Grandview, TN 37337
 Lot(s): 152
 Subdivision: Tranquilechee Resort
 Acres: 0.17± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 199P C 004.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3111D (Will Sell With 3111B) **ABSOLUTE**
 Lakefront Lot **County:** Cumberland
 Bear Den Trail, Grandview, TN 37337
 Lot(s): 151
 Subdivision: Tranquilechee Resort
 Acres: 0.16± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 199P C 003.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3112 **ABSOLUTE**
 Residential Land **County:** Loudon
 Willingham Drive, Lenior City, TN 37771
 Lot(s): n/a
 Subdivision: Allenbrook
 Acres: 19.96± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 020 050.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3113A **ABSOLUTE**
 Residential Lot **County:** Loudon
 Johnson Drive, Lenior City, TN 37771
 Lot(s): n/a
 Subdivision: Allenbrook
 Acres: 0.84± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 020 037.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3113B **ABSOLUTE**
 Residential Lot **County:** Loudon
 Johnson Drive, Lenior City, TN 37771
 Lot(s): n/a
 Subdivision: Allenbrook
 Acres: 0.32± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 020 043.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3113C **ABSOLUTE**
 Residential Lot **County:** Loudon
 Norwood Street, Lenior City, TN 37771
 Lot(s): n/a
 Subdivision: Allenbrook
 Acres: 0.84± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 020 031.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3114A **ABSOLUTE**
 Residential Lot **County:** Roane
 East Shore Drive, Rockwood, TN 37854
 Lot(s): 236
 Subdivision: Grande Vista Bay East
 Acres: 0.56± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 095D C 017.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3114B **ABSOLUTE**
 Residential Lot **County:** Roane
 Appaloosa Trail, Rockwood, TN 37854
 Lot(s): 239
 Subdivision: Grande Vista Bay East
 Acres: 1.32± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 087A D 009.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3114C **ABSOLUTE**
 Residential Lot **County:** Roane
 Appaloosa Trail, Rockwood, TN 37854
 Lot(s): 238
 Subdivision: Grande Vista Bay East
 Acres: 1.14± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 087A D 010.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3114D **ABSOLUTE**
 Residential Lot **County:** Roane
 Water View Drive, Rockwood, TN 37854
 Lot(s): 327
 Subdivision: Grande Vista Bay West
 Acres: 1.41± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 086 067.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3114E **ABSOLUTE**
 Residential Lot **County:** Roane
 West Mountain Drive, Rockwood, TN 37854
 Lot(s): 381
 Subdivision: Grand Vista Bay West
 Acres: 0.81± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: 086E A 015.00
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3115A **ABSOLUTE**
 3 Residential Lots **County:** Bibb
 226, 228, 230 Natchez Trace, Macon, GA 31216
 Lot(s): 51, 52, 53
 Subdivision: Griffin Crossing
 Acres: 2.82± **Square Feet:** n/a
 Year Built: n/a **Beds/Baths:** n/a
 Tax ID: RS12-0047, RS12-0048, RS12-0049
 Listing Agent: n/a
 Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3115B
 3 Residential Lots
 312, 317, 319, Hawk Court, Macon, GA 31216
 Lot(s): 15, 16, 17
 Subdivision: Griffin Crossing
 Acres: 3.33±
 Year Built: n/a
 Tax ID: RS12-0083, RS12-0084, RS12-0085
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3115C
 2 Residential Lots
 409, 410 Dakota Trail, Macon, GA 31216
 Lot(s): 33, 34
 Subdivision: Griffin Crossing
 Acres: 2.67±
 Year Built: n/a
 Tax ID: RS12-0066, RS12-0067
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3116
 Commercial Land
 93 Ridge Road, Canton, GA 30114
 Lot(s): n/a
 Subdivision: n/a
 Acres: 2.154±
 Year Built: n/a
 Tax ID: 15N08 021
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3117
 Commercial Land
 Hillhouse Lane & Sixes Road, Canton, GA 30114
 Lot(s): n/a
 Subdivision: n/a
 Acres: 1.154±
 Year Built: n/a
 Tax ID: 15N08 017 K
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3118
 Commercial Land
 270 Ridge Road & Sixes Road, Canton, GA 30114
 Lot(s): n/a
 Subdivision: n/a
 Acres: 3.378±
 Year Built: n/a
 Tax ID: 15N08 044
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3119
 Residential Land
 Water Tower Place, Clarkesville, GA 30523
 Lot(s): n/a
 Subdivision: Water Tower Village
 Acres: 3.78±
 Year Built: n/a
 Tax ID: 104 036; 104 036G
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3120
 5 Residential Lots
 Millwood Drive, Commerce, GA 30529
 Lot(s): 9, 10, 24, 25, 26
 Subdivision: Millwood Station
 Acres: 3.58±
 Year Built: n/a
 Tax ID: 022D 009W; 022D 010W; 022D 024W, 022D 025W; 022D 026W
 Listing Agent: Kelli Crocker, Virtual Properties Realty
 Phone: 678.677.6877
 Email: kellicrocker@gmail.com
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3121
 Residential Lake Lot
 S Laceola Road, Cleveland, GA 30528
 Lot(s): 6
 Subdivision: Mountainside at Laceola
 Acres: 1.53±
 Year Built: n/a
 Tax ID: 046 084
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3122
 Commercial Land
 7313 Factory Shoals Road SW, Austell, GA 30168
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.484±
 Year Built: n/a
 Tax ID: 18058800070
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3123
 Residential Lot
 Alfred Boulevard, Punta Gorda, FL 33951
 Lot(s): n/a
 Subdivision: n/a
 Acres: 0.358±
 Year Built: n/a
 Tax ID: 5B01N
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3124
 Ocean Front Condominium
 600 N Atlantic Avenue, Unit 311, Daytona Beach, FL 32118
 Lot(s): Unit 311
 Subdivision: The Plaza Resort & Spa
 Acres: n/a
 Year Built: 1974
 Tax ID: 530414000311.00
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3125
 Pad Ready Retail Land
 Epps Bridge Parkway, Athens, GA 30606
 Lot(s): n/a
 Subdivision: Parkway Shops at Epps Bridge
 Acres: 8.78±
 Year Built: n/a
 Tax ID: C 01Z 007
 Listing Agent: n/a
 Phone: n/a
 Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898
Email: wlp@closingattorneyga.com



3126
Equestrian Farm / SFR / Development Potential
15235 Birmingham Highway, Alpharetta (City of Milton), GA 30004
Lot(s): n/a
Subdivision: n/a
Acres: 8.794±
Year Built: 1985
Tax ID: 22392005220368
Listing Agent: Kathleen Longspaugh, ERA Atlantic
Phone: 813.215.7797 Email: kathleen@pageturnerpromotions.com
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 Email: wlp@closingattorneyga.com

County: Fulton

Square Feet: 1,350±
Beds/Baths: 3/2



3127
Commercial Convenience Store
608 US Highway 431, Boaz, AL 35957
Lot(s): n/a
Subdivision: n/a
Acres: 0.68±
Year Built: n/a
Tax ID: 2503061000072000
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: Zachary Burgreen, Alexander, Corder & Shelly, P.C.
Phone: 256.232.1130 Email: zburgreen@acpbs.com

County: Marshall

Square Feet: 1,480±; 868±
Beds/Baths: n/a



3128
Lake Front Lot (Smith Lake)
N/S of Rock Creek Peninsula Road, Arley, AL 35541
Lot(s): 30
Subdivision: Rock Creek Peninsula
Acres: 1±
Year Built: n/a
Tax ID: 67-11-05-22-0-200-042.030
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: Zachary Burgreen, Alexander, Corder & Shelly, P.C.
Phone: 256.232.1130 Email: zburgreen@acpbs.com

County: Winston

Square Feet: n/a
Beds/Baths: n/a



3129
2 Residential Lots
5709 & 5714 Bent Creek Drive, Pinson, AL 35126
Lot(s): n/a
Subdivision: Bent Creek
Acres: 0.99±, 0.62±
Year Built: n/a
Tax ID: 09 00 22 4 000 013.000, 09 00 22 4 000 008.000
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: Zachary Burgreen, Alexander, Corder & Shelly, P.C.
Phone: 256.232.1130 Email: zburgreen@acpbs.com

County: Jefferson

Square Feet: n/a
Beds/Baths: n/a



3130
2 Residential Lots
5909 & 5945 Stonebriar Trace, Pinson, AL 35126
Lot(s): n/a
Subdivision: Stonebriar
Acres: 0.51±, 0.74±
Year Built: n/a
Tax ID: 09 00 22 4 000 035.000, 09 00 22 4 000 049.000
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: Zachary Burgreen, Alexander, Corder & Shelly, P.C.
Phone: 256.232.1130 Email: zburgreen@acpbs.com

County: Jefferson

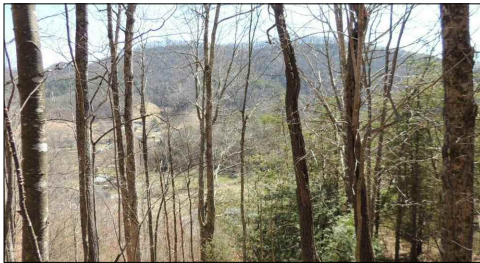
Square Feet: n/a
Beds/Baths: n/a



3131
2 Residential Lots
5403 & 5427 Somersby Parkway, Pinson, AL 35126
Lot(s): n/a
Subdivision: Cross Keys
Acres: 0.67±, 0.62±
Year Built: n/a
Tax ID: 12 00 04 1 000 130.000, 12 00 04 1 000 137.000
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: Zachary Burgreen, Alexander, Corder & Shelly, P.C.
Phone: 256.232.1130 Email: zburgreen@acpbs.com

County: Jefferson

Square Feet: n/a
Beds/Baths: n/a



3132
Recreational Land with Homesite
Beebe Lane, Chilhowie, VA 24319
Lot(s): n/a
Subdivision: n/a
Acres: 31.69±
Year Built: n/a
Tax ID: 42-A-28E
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: Frank E. Morz, Nolan & Mroz, PLLC
Phone: 703.281.2600 Email: fmroz@nmplc.com

County: Smyth

Square Feet: n/a
Beds/Baths: n/a



3133
Residential Lot
E NC 150 Highway, Sherrills Ford, NC 28673
Lot(s): n/a
Subdivision: n/a
Acres: 0.62±
Year Built: n/a
Tax ID: 460719724336
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: Mona Mohajerani, Brady & Kosofsky
Phone: 704.849.8008 Email: dosingteam2@bandklaw.com

County: Catawba

Square Feet: n/a
Beds/Baths: n/a



3134
10 Residential Lots
LT 16 Wolf Knob Road, LT78 Twin Branch Way, LT103 Shady Spring Drive, LT135 River Rock, LT74 Still Woods Trail, LT43 Pilot Mountain Vista, LT 45 River Rock, LT35 Pilot Mountain Vista, LT 177 Elk Hair Drive, LT 8A Lowland Glade Drive, Cullowhee, NC 28723
Lot(s): n/a
Subdivision: River Rock
Acres: 10.71±
Year Built: n/a
Tax ID: 7545-66-7912, 7556-54-6463, 7556-63-2016, 7556-64-2926, 7556-75-1056, 7556-83-3004, 7556-85-1069, 7556-93-0337, 7566-03-7051, 7566-22-3009
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: Mona Mohajerani, Brady & Kosofsky
Phone: 704.849.8008 Email: dosingteam2@bandklaw.com

County: Jackson

Square Feet: n/a
Beds/Baths: n/a



3135
Commercial Lot
Cheshire Bridge, Atlanta, GA 30324
Lot(s): n/a
Subdivision: n/a
Acres: 0.0376±
Year Built: n/a
Tax ID: 17 0004 LL0035
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 Email: wlp@closingattorneyga.com

County: Fulton

Square Feet: n/a
Beds/Baths: n/a



3136
Residential Lot
1300 Big Water Circle, Greensboro, GA 30642
Lot(s): 86
Subdivision: Reynolds Landing
Acres: 0.73±
Year Built: n/a
Tax ID: 038-A-00-087-0
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 Email: wlp@closingattorneyga.com

County: Greene

Square Feet: n/a
Beds/Baths: n/a



3137
Agricultural Land
Halls Chapel Road, Crandall, GA 30711
Lot(s): n/a
Subdivision: n/a
Acres: 66.43±
Year Built: n/a
Tax ID: 0660 082; 0060 081; 0060 080; 0060 079; 0060 049
Listing Agent: n/a
Phone: n/a Email: n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 Email: wlp@closingattorneyga.com

County: Murray

Square Feet: n/a
Beds/Baths: n/a



3138
 7 Residential Lots
 Covered Bridge Road, Hiawassee, GA 30546
Lot(s): 4,5,6,7,8,10,11
Subdivision: Madison Ridge
Acres: 7.24±
Year Built: n/a
Tax ID: 0046 033F; G; H; J; K; M; N
Listing Agent: n/a
Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3139
 Mountain View Residential Lot
 Walnut Ridge, Ellijay, GA 30536
Lot(s): M201
Subdivision: Walnut Ridge
Acres: 0.52±
Year Built:
Tax ID: 3109G 205
Listing Agent: n/a
Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3140
 5 Residential Lots
 Spring Mountain Road, Rome, GA 30165
Lot(s): 2-5, 11
Subdivision: Horseleg Ridge
Acres: 6.73±
Year Built: n/a
Tax ID: H15X026, H15X038, H15X039, H15X040, H15X041
Listing Agent: n/a
Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3141
 Residential Lot
 118 Liberty Grove Pass, Alpharetta, GA 30004
Lot(s): 10
Subdivision: Blue Valley
Acres: 1.6±
Year Built: n/a
Tax ID: 02N10A 010
Listing Agent: n/a
Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3142
 2 Office Pads
 912 Holcomb Bridge Road, Roswell, GA 30076
Lot(s): Tract B & C
Subdivision: Heritage Commons
Acres: 0.333±
Year Built: n/a
Tax ID: 12 220005260863
Listing Agent: n/a
Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3143
 Single Family Residence
 4004 Rutgers Drive SW (Sec. 8-Leased \$1,290.00 thru 03/31/20), Atlanta, GA 30331
Lot(s): n/a
Subdivision: Baker Hills
Acres: 0.35±
Year Built: 1964
Tax ID: 14F0022400010899
Listing Agent: Latoya Haynes, Owners.com
Phone: 323.481.8747 **Email:** Latoyahaynes@owners.com
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com



3144
 Agricultural Land
 Gateway Drive, Loris, SC 29569
Lot(s): Tract 10
Subdivision: Gateway Farms
Acres: 8.74±
Year Built: n/a
Tax ID: 073-00-01-327
Listing Agent: n/a
Phone: n/a **Email:** n/a
Closing Attorney: William Phalen, Sherman & Phalen, LLC
Phone: 678.608.1898 **Email:** wlp@closingattorneyga.com

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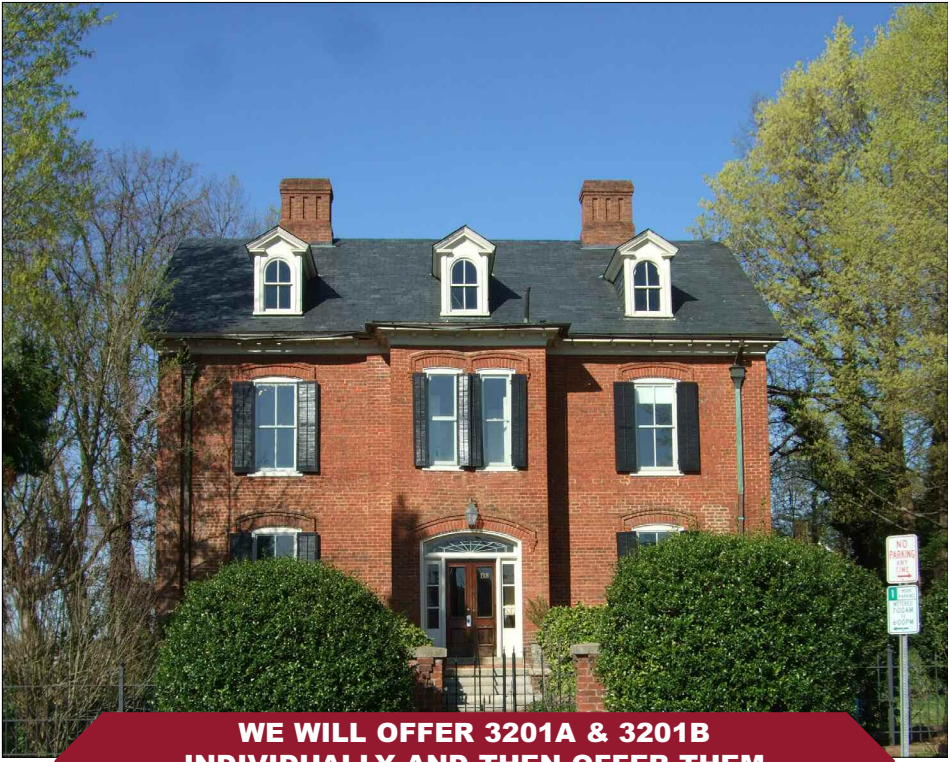
VISIT MULTISELLERAUCTIONS.NET OR CONTACT 404.994.5333

SALE 2

THURSDAY, MAY 23, 6:00 P.M.

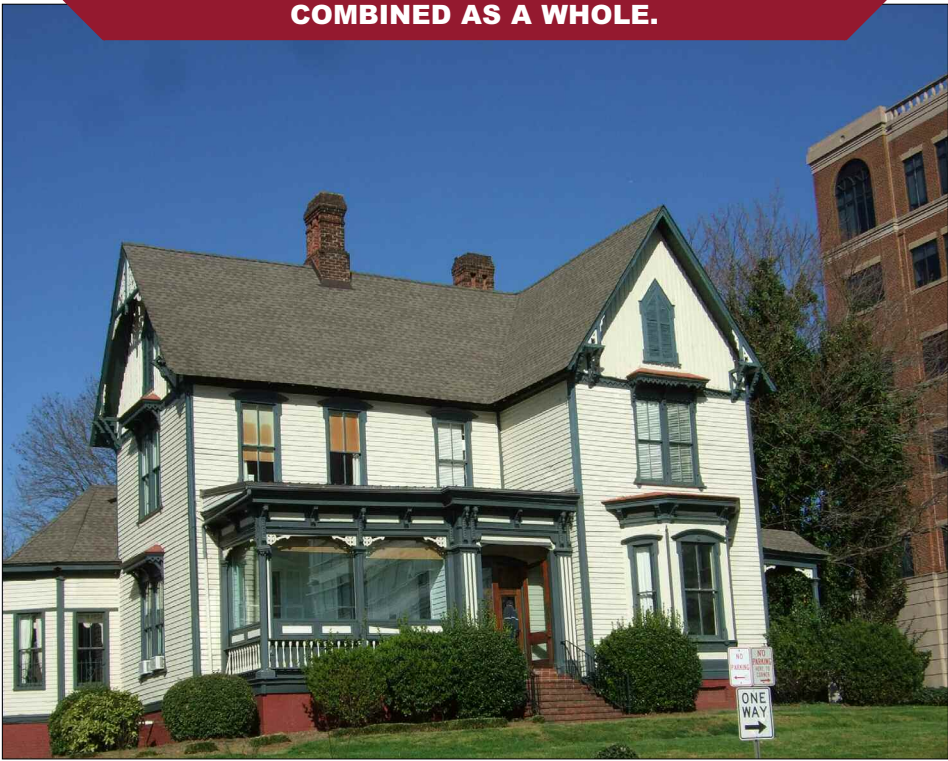
SALE SITE: ON THE PROPERTY, 102 & 118 SOUTH CHERRY STREET, WINSTON-SALEM, NC 27101

| Property ABSOLUTE | | | | | | |
|-------------------|-----------|---|-------------------------|---------------|---------|-----------|
| No. | / Reserve | Property Type | Address | City | County | State Zip |
| 3201A | | Commercial Property - Zoned LO | 118 South Cherry Street | Winston-Salem | Forsyth | NC 27101 |
| 3201B | | Commercial Property with Parking Lot - Zoned LO | 102 South Cherry Street | Winston-Salem | Forsyth | NC 27101 |



3201A
 Commercial Property - Zoned LO
 118 South Cherry Street, Winston-Salem, NC 27101
 Lot(s): n/a
 Subdivision: Downtown Winston-Salem Business District
 Acres: 0.34± Square Feet: 5,129±
 Year Built: 1890; 1983 Beds/Baths: 3/2
 Tax ID: 6835-15-6289
 Listing Agent: Todd Peebles, Leonard, Ryden, Burr Real Estate
 Phone: 336.416.3155 Email: Todd.Peebles@goLRB.com
Closing Attorney: Stafford R. Peebles, Jr., Peebles Law Firm
Phone: 336.416.2719 **Email:** stafford@peebleslawfirm.com

WE WILL OFFER 3201A & 3201B INDIVIDUALLY AND THEN OFFER THEM COMBINED AS A WHOLE.



3201B
 Commercial Property with Parking Lot - Zoned LO
 102 South Cherry, Winston-Salem, NC 27101
 Lot(s): n/a
 Subdivision: Downtown Winston-Salem Business District
 Acres: 0.96± Square Feet: 3,753±
 Year Built: 1884; 1962 Beds/Baths: 7/2
 Tax ID: 6835-15-6438, 6835-15-6349, 6835-15-5455
 Listing Agent: Todd Peebles, Leonard, Ryden, Burr Real Estate
 Phone: 336.416.3155 Email: Todd.Peebles@goLRB.com
Closing Attorney: Stafford R. Peebles, Jr., Peebles Law Firm
Phone: 336.416.2719 **Email:** stafford@peebleslawfirm.com

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 THURSDAY MAY 23 FROM 11 A.M. TO 1 P.M. AND 4 P.M. UNTIL SALE TIME**

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Eric Rosenthal - Garrison Investment Group

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Wade Parker, Senior VP Asset Management - Regions Bank

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John Hinson, Investor - Miami, Florida

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Stacy Britt, Investor - Atlanta, Georgia

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TERMS & CONDITIONS

AUCTION DATES & LOCATIONS: SALE 1: Wednesday, May 22 at 2:00 p.m. Properties will be sold at 995 Roswell Street, Marietta, GA 30062. **SALE 2:** Thursday, May 23 at 6:00 p.m. Properties will be sold on site at 102 & 118 South Cherry Street, Winstom-Salem, NC 27101.

INSPECTION: Contact listing agent to view property or where no agent is listed contact auctioneer. Please note many of these properties are occupied and inside inspections may not be possible.

TERMS FOR LIVE BIDDING: Properties selling for a total purchase price (calculated by adding the high bid amount plus the buyer's premium) of \$100,000 or less will pay the greater of \$2,500 or 20% down of the purchase price with one exception: If the high bid is less than \$2,500, the entire purchase price will be due at the auction. Properties selling for a total purchase price of \$100,001 to \$200,000 will pay 15% down of the purchase price at the auction. Properties selling for \$200,001 or greater will pay 10% down of the purchase price at the auction. Any purchase price balance will be paid in full at closing **on or before thirty (30) days from the binding agreement date**. Down payment can be in the form of cash, certified funds or personal/business check. A copy of the sale contract may be reviewed prior to the auction by contacting the auctioneer.



TERMS FOR ONLINE BIDDING: The online registration will need to be completed, including credit card information which will be verified and approved, and the credit card will be charged \$1.00 for this process. If you are the successful bidder and do not deliver the earnest money as outlined in the terms for live bidding which must be certified funds or wire transfer within 24 hours upon receipt of contract, a charge of \$5,000 will be placed on the account. The card is for verification purposes to ensure we have serious bidders. Any purchase price balance will be paid in full at closing **on or before thirty (30) days from the binding agreement date**. The successful online bidder will be notified immediately following the closing of the auction and issued the purchase contract. The executed contract shall be submitted per the instructions received with the contract. If you have any questions, please call our office at 800.479.1763.

BUYER'S PREMIUM: A 10% buyer's premium will be added to the high bid. Example: For each \$10,000, a 10% buyer's premium of \$1,000 will be added to arrive at the total purchase price of \$11,000.

AUCTIONEER'S AUTHORITY: The auctioneer shall make the sole and final decision as to the winning high bid amount. Acceptance by the online bidding platform does not necessarily constitute an accepted bid by the auctioneer.

AGENCY: John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

CLOSING ATTORNEYS: Contact auctioneer for closing attorney details. Purchaser will pay all closing costs, including, but not limited to, deed preparation and attorneys fees to prepare such deed recording fees, HOA/POA account statement or clearance letter fee, title examination, transfer tax and purchaser's legal fees. Taxes and HOA/POA fees will be prorated as of date of closing. Title insurance may be required at the purchaser's expense. For questions regarding closings or contracts, contact Danielle Foreman, Closing Coordinator at 770.425.1141 or closing@johndixon.com.

BROKER PARTICIPATION: A 2% commission of the high bid, before adding buyer's premium, will be paid to any qualified licensed real estate broker in the state where the property is located whose prospect is the successful bidder at the auction and closes on the property. To qualify for a commission, the broker must first register the prospect by email or fax the prospect's name and address on John Dixon & Associates' broker registration form. The registration must include the signature of the prospective purchaser, the signature of the broker and the broker's real estate license number. The registration must be received at 200 Cobb Parkway North, Suite 120, Marietta, GA 30062-3585, Attention: Danielle Foreman at closing@johndixon.com, no later than 4:00 p.m. eastern time on the business day preceding the auction. Broker registration may be faxed to 770.425.4413. **UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION.** In addition, to qualify for a commission, the broker must attend the auction with the prospect. Commissions will be paid only if property closes. A commission on a property will be paid only to the first broker registering a prospect. **Visit johndixon.com to download a form.**

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 3 OFFERINGS

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