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# MULTI-SELLER<sup>®</sup>.com

QUALIFIED SELLERS...FOR QUALIFIED BUYERS

## WEDNESDAY, JULY 21

**SELLING 57<sup>±</sup> PROPERTIES IN 40<sup>±</sup> OFFERINGS  
IN ALABAMA, GEORGIA, FLORIDA, NORTH CAROLINA & SOUTH CAROLINA**



**BID LIVE OR ONLINE AT [JOHNDIXON.COM](http://JOHNDIXON.COM)!**

► WEDNESDAY, JULY 21, 2:00 P.M.

SALE SITE: HOME 2 SUITES OFF DELK ROAD, 2168 KINGSTON COURT, MARIETTA, GA 30067  
40 OFFERINGS

[multisellerauctions.net](http://multisellerauctions.net) • 404.994.5333







**4101** **ABSOLUTE**  
**2 Residential Lots**  
 County: Gwinnett  
 3125 & 3145 Spain Road, Snellville, GA 30039  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.36±  
 Year Built: n/a  
 Tax ID: R6027 172, R6027 173  
 Listing Agent: Alex Leveto, Realty Atlanta  
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com



**4102** **ABSOLUTE**  
**Residential Lot**  
 County: Guilford  
 309 N West Point Avenue, High Point, NC 27262  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.17±  
 Year Built: n/a  
 Tax ID: 6890-71-6620



**4103** **ABSOLUTE**  
**Residential Land**  
 County: Clayton  
 11300 Azalea Trail, Hampton, GA 30228  
 Lot(s): n/a  
 Subdivision: Magnolia Plantation  
 Acres: 17.41±  
 Year Built: n/a  
 Tax ID: 05113C A001

**4104A-C - Savannah Lakes, McCormick County**  
**Selling High Bidder's Choice**



**4104A** **ABSOLUTE**  
**Residential Lot**  
 County: McCormick  
 Acorn Lane, McCormick, SC 29835  
 Lot(s): Block 29, Lot 28  
 Subdivision: Savannah Lakes  
 Acres: 0.454±  
 Tax ID: 089-02-29-028

**4104B** **ABSOLUTE**  
**Residential Lot**  
 County: McCormick  
 Brassie Drive, McCormick, SC 29835  
 Lot(s): Block 37, Lot 1  
 Subdivision: Savannah Lakes  
 Acres: 0.381±  
 Tax ID: 078-00-37-001

**4104C** **ABSOLUTE**  
**Residential Lot**  
 County: McCormick  
 Autumn Circle, McCormick, SC 29835  
 Lot(s): Block 35, Lot 2  
 Subdivision: Savannah Lakes  
 Acres: 0.304±  
 Tax ID: 077-00-35-002



**4105** **ABSOLUTE**  
**5 Apartment Buildings**  
**(4 Plex Each)**  
 County: Lowndes  
 340-378 Bowie Circle, Tyler, AL 36785  
 Lot(s): n/a  
 Subdivision: New Hope Apartments  
 Acres: 5.1±  
 Year Built: n/a  
 Tax ID: 11011100000020020

**4106A-D - Sebring Hills, Highlands County**  
**Selling High Bidder's Choice**



**4106A** **ABSOLUTE**  
**Residential Lot**  
 416 Scaup Avenue, Sebring, FL 33872  
 Acres: 0.22±  
 Tax ID: C-35-34-28-021-0070-0200

**4106B** **ABSOLUTE**  
**Residential Lot**  
 524 Scaup Avenue, Sebring, FL 33872  
 Acres: 0.22±  
 Tax ID: C-35-34-28-021-0120-0230

**4106C** **ABSOLUTE**  
**Residential Lot**  
 529 Parakeet Avenue, Sebring, FL 33872  
 Acres: 0.22±  
 Tax ID: C-35-34-28-021-0160-0090

**4106D** **ABSOLUTE**  
**Residential Lot**  
 545 Wayside Avenue, Sebring, FL 33872  
 Acres: 0.22±  
 Tax ID: C-35-34-28-021-0120-0050



**4107** **ABSOLUTE**  
**Residential Land**  
 County: Lake  
 East Fourth Avenue, Umatilla, FL 32784  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1±  
 Year Built: n/a  
 Tax ID: 08-18-27-0100-042-01000



**4108** **ABSOLUTE**  
**2 Residential Lots**  
 County: Troup  
 109 & 111 Gilmore Street, LaGrange, GA 30241  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.34±  
 Year Built: n/a  
 Tax ID: 0502D002027, 0502D002028



**4109** **ABSOLUTE**  
**Residential Lot**  
 County: Houston  
 622 Arrowhead Trail, Warner Robins, GA 31088  
 Lot(s): n/a  
 Subdivision: Shirley Hills  
 Acres: 0.26±  
 Year Built: n/a  
 Tax ID: 0W056A 006000





**4110**  
**Residential Lot on Canal**  
 1302 NE 19th Place, Cape Coral, FL 33909  
 Lot(s): 5&6  
 Subdivision: n/a  
 Acres: 0.25±  
 Year Built: n/a  
 Tax ID: 05-44-24-C1-03528.0050

**ABSOLUTE**  
**County: Lee**

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



**4111**  
**Residential Lot**  
 10051 SE 47th Avenue, Bellevue, FL 34420  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 0.49±  
 Year Built: n/a  
 Tax ID: 37039-001-00

**ABSOLUTE**  
**County: Marion**

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



**4112**  
**Residential Lot**  
 2633 Alcovy Club Drive, Dacula, GA 30019  
 Lot(s): n/a  
 Subdivision: Alcovy Club  
 Acres: 0.59±  
 Year Built: n/a  
 Tax ID: R5294 037  
**Listing Agent:** Alex Leveto, Realty Atlanta  
**Phone:** 678.895.4489

**County: Gwinnett**

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

**Email:** alex.realtyatlanta@gmail.com

**4113A-C - Eagles Landing, Henry County Selling High Bidder's Choice**



**4113A**  
**Residential Lot**  
 125 Augusta Drive, McDonough, GA 30253  
 Acres: 0.54± *Tax ID: 052D01090000*

**4113B**  
**Residential Lot**  
 129 Augusta Drive, McDonough, GA 30253  
 Acres: 0.61± *Tax ID: 052D01089000*

**4113C**  
**Residential Lot**  
 137 Augusta Drive, McDonough, GA 30253  
 Acres: 0.65± *Tax ID: 052D01087000*

**Listing Agent:** Alex Leveto, Realty Atlanta  
**Phone:** 678.895.4489 **Email:** alex.realtyatlanta@gmail.com

**Selling Furnished!**  
**Open House: July 11 and July 17, 1:00 p.m. to 3:00 p.m.**



**4114**  
**Mountain Residential Lodge**  
 137 Red Wolf Trail, Sky Valley, GA 30537  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.42±  
 Year Built: 2004  
 Tax ID: 058C 223  
**Listing Agent:** John Bamwell, RE/Max Town & Country  
**Phone:** 706.490.0326 **Email:** jbamwell@remax.net

**County: Rabun**

*Square Feet: 5,300±*  
*Beds/Baths: 4/4.5*



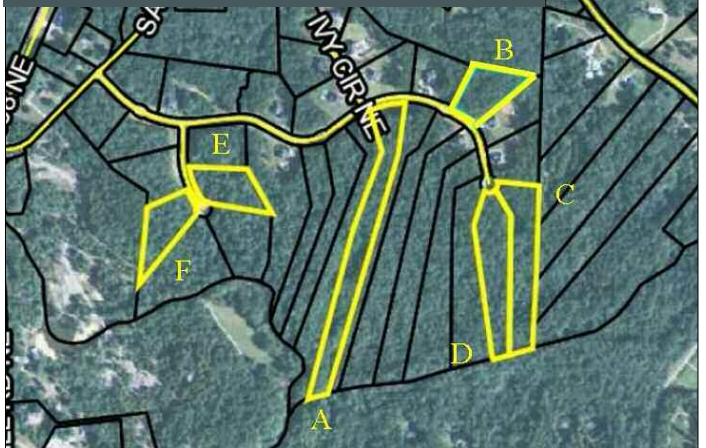


**4115A-D - Northlake Townhomes, Carroll County**  
Selling High Bidder's Choice



- 4115A**  
4 Townhome Lots Unit 1 407 North Lake Drive, Carrollton, GA 30117  
Acres: 0.88± Tax ID: C04 0190225, C04 0190226, C04 0190227, C04 0190228
- 4115B**  
4 Townhome Lots - Unit 2 407 North Lake Drive, Carrollton, GA 30117  
Acres: 0.88± Tax ID: C04 0190229, C04 0190230, C04 0190231, C04 0190232
- 4115C**  
4 Townhome Lots - Unit 3 407 North Lake Drive, Carrollton, GA 30117  
Acres: 0.88± Tax ID: C04 0190233, C040190234, C04 0190235, C04 0190236
- 4115D**  
4 Townhome Lots - Unit 4 407 North Lake Drive, Carrollton, GA 30117  
Acres: 0.88± Tax ID: C04 0190237, C04 0190238, C04 0190239, C04 0190240
- Listing Agent:** Alex Leveto, Realty Atlanta  
**Phone:** 678.895.4489 **Email:** alex.realtyatlanta@gmail.com

**4116A-F - The Oaks at Haynes Creek, Rockdale County**  
Selling High Bidder's Choice



- 4116A**  
Residential Lot 2528 NE Stream View Drive, Conyers, GA 30013  
Acres: 5.27± Tax ID: 0850020065
- 4116B**  
Residential Lot 2537 NE Stream View Drive, Conyers, GA 30013  
Acres: 2± Tax ID: 0850020055
- 4116C**  
Residential Lot 2549 NE Stream View Drive, Conyers, GA 30013  
Acres: 3.77± Tax ID: 0850020058
- 4116D**  
Residential Lot 2552 NE Stream View Drive, Conyers, GA 30013  
Acres: 3.66± Tax ID: 0850020059
- 4116E**  
Residential Lot 2605 NE Creek Bank Court, Conyers, GA 30013  
Acres: 2.04± Tax ID: 0850020071
- 4116F**  
Residential Lot 2608 NE Creek Bank Court, Conyers, GA 30013  
Acres: 2± Tax ID: 0850020074
- Listing Agent:** Alex Leveto, Realty Atlanta  
**Phone:** 678.895.4489 **Email:** alex.realtyatlanta@gmail.com

**4117A-G - The Palisades at Laurens Crossing, DeKalb County**  
Selling High Bidder's Choice

- 4117A**  
Residential Lot 6165 Laurens Crossing, Stonecrest, GA 30038  
Lot(s): 18 Acres: 0.4± Tax ID: 16 081 01 018
- 4117B**  
Residential Lot 6169 Laurens Crossing, Stonecrest, GA 30038  
Lot(s): 19 Acres: 0.38± Tax ID: 16 081 01 019
- 4117C**  
Residential Lot 6160 Laurens Crossing, Stonecrest, GA 30038  
Lot(s): 21 Acres: 0.36± Tax ID: 16 081 01 021
- 4117D**  
Residential Lot 4344 Palisades Place Drive, Stonecrest, GA 30038  
Lot(s): 23 Acres: 0.35± Tax ID: 16 081 01 023
- 4117E**  
Residential Lot 4334 Palisades Place Drive, Stonecrest, GA 30038  
Lot(s): 24 Acres: 0.34± Tax ID: 16 081 01 024
- 4117F**  
Residential Lot 4324 Palisades Place Drive, Stonecrest, GA 30038  
Lot(s): 25 Acres: 0.37± Tax ID: 16 081 01 025
- 4117G**  
Residential Lot 4314 Palisades Place Drive, Stonecrest, GA 30038  
Lot(s): 26 Acres: 0.4± Tax ID: 16 081 01 026
- Listing Agent:** Alex Leveto, Realty Atlanta  
**Phone:** 678.895.4489 **Email:** alex.realtyatlanta@gmail.com



- 4118**  
**Absolute**  
**Lake House & Residential Lot**  
County: Dallas  
154 Dallas County Road 917, Minter AL 36761  
**Settlement of Bankruptcy #14-3025**  
Acres: 0.5±  
Year Built: 1987  
Tax ID: 2907350000024000; 2907350000024001  
Square Feet: 1,400±  
Beds/Baths: 3/2

**UPCOMING AUCTIONS**

**MULTI-SELLER**

**CALL US**

**FULL!**  
AUGUST 25 @ 2PM

**NOW ACCEPTING PROPERTIES**  
SEPTEMBER 21 @ 2PM

**SALE SITE:**  
HOME 2 SUITES  
OFF DELK ROAD  
2168 KINGSTON COURT  
MARIETTA, GA 30067

**CALL TODAY TO ADD YOUR PROPERTY!**  
770.425.1141

# A MESSAGE FROM JOHN DIXON

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!



## PROPERTY LIST

Property No.	ABSOLUTE / Reserve	Property Type	Address	City	County	State	Zip
4101	ABSOLUTE	2 Residential Lots	3125 & 3145 Spain Road	Snellville	Gwinnett	GA	30039
4102	ABSOLUTE	Residential Lot	309 N West Point Avenue	High Point	Guilford	NC	27262
4103	ABSOLUTE	Residential Land	11300 Azalea Trail	Hampton	Clayton	GA	30228
4104A	ABSOLUTE	Residential Lot	Acorn Lane	McCormick	McCormick	SC	29835
4104B	ABSOLUTE	Residential Lot	Brassie Drive	McCormick	McCormick	SC	29835
4104C	ABSOLUTE	Residential Lot	Autumn Circle	McCormick	McCormick	SC	29835
4105	ABSOLUTE	5 Apartment Buildings (4 Plex Each)	340-378 Bowie Circle	Tyler	Lowndes	AL	36785
4106A	ABSOLUTE	Residential Lot	416 Scaup Avenue	Sebring	Highlands	FL	33872
4106B	ABSOLUTE	Residential Lot	524 Scaup Avenue	Sebring	Highlands	FL	33872
4106C	ABSOLUTE	Residential Lot	529 Parakeet Avenue	Sebring	Highlands	FL	33872
4106D	ABSOLUTE	Residential Lot	545 Wayside Avenue	Sebring	Highlands	FL	33872
4107	ABSOLUTE	Residential Land	East Fourth Avenue	Umatilla	Lake	FL	32784
4108	ABSOLUTE	2 Residential Lots	109 & 111 Gilmore Street	LaGrange	Troup	GA	30241
4109	ABSOLUTE	Residential Lot	622 Arrowhead Trail	Warner Robins	Houston	GA	31088
4110	ABSOLUTE	Residential Lot on Canal	1302 NE 19th Place	Cape Coral	Lee	FL	33909
4111	ABSOLUTE	Residential Lot	10051 SE 47th Avenue	Belleview	Marion	FL	34420
4112	ABSOLUTE	Residential Lot	2633 Alcovy Club Drive	Dacula	Gwinnett	GA	30019
4113A	ABSOLUTE	Residential Lot	125 Augusta Drive	McDonough	Henry	GA	30253
4113B	ABSOLUTE	Residential Lot	129 Augusta Drive	McDonough	Henry	GA	30253
4113C	ABSOLUTE	Residential Lot	137 Augusta Drive	McDonough	Henry	GA	30253
4114	ABSOLUTE	Mountain Residential Lodge	137 Red Wolf Trail	Sky Valley	Rabun	GA	30537
4115A	ABSOLUTE	4 Townhome Lots Unit 1	407 North Lake Drive	Carrollton	Carroll	GA	30117
4115B	ABSOLUTE	4 Townhome Lots - Unit 2	407 North Lake Drive	Carrollton	Carroll	GA	30117
4115C	ABSOLUTE	4 Townhome Lots - Unit 3	407 North Lake Drive	Carrollton	Carroll	GA	30117
4115D	ABSOLUTE	4 Townhome Lots - Unit 4	407 North Lake Drive	Carrollton	Carroll	GA	30117
4116A	ABSOLUTE	Residential Lot	2528 NE Stream View Drive	Conyers	Rockdale	GA	30013
4116B	ABSOLUTE	Residential Lot	2537 NE Stream View Drive	Conyers	Rockdale	GA	30013
4116C	ABSOLUTE	Residential Lot	2549 NE Stream View Drive	Conyers	Rockdale	GA	30013
4116D	ABSOLUTE	Residential Lot	2552 NE Stream View Drive	Conyers	Rockdale	GA	30013
4116E	ABSOLUTE	Residential Lot	2605 NE Creek Bank Court	Conyers	Rockdale	GA	30013
4116F	ABSOLUTE	Residential Lot	2608 NE Creek Bank Court	Conyers	Rockdale	GA	30013
4117A	ABSOLUTE	Residential Lot	6165 Laurens Crossing	Stonecrest	DeKalb	GA	30038
4117B	ABSOLUTE	Residential Lot	6169 Laurens Crossing	Stonecrest	DeKalb	GA	30038
4117C	ABSOLUTE	Residential Lot	6160 Laurens Crossing	Stonecrest	DeKalb	GA	30038
4117D	ABSOLUTE	Residential Lot	4344 Palisades Place Drive	Stonecrest	DeKalb	GA	30038
4117E	ABSOLUTE	Residential Lot	4334 Palisades Place Drive	Stonecrest	DeKalb	GA	30038
4117F	ABSOLUTE	Residential Lot	4324 Palisades Place Drive	Stonecrest	DeKalb	GA	30038
4117G	ABSOLUTE	Residential Lot	4314 Palisades Place Drive	Stonecrest	DeKalb	GA	30038
4118	ABSOLUTE	Lake House & Residential Lot	154 Dallas County Road 917	Minter	Dallas	AL	36761



**AUCTION**

**MULTI-SELLER AUCTIONS**  
 QUALIFIED SELLERS...FOR QUALIFIED BUYERS

**WEDNESDAY, JULY 21**

**SELLING 57 PROPERTIES IN 40 OFFERINGS**  
 IN ALABAMA, GEORGIA, FLORIDA, NORTH CAROLINA & SOUTH CAROLINA

**BID LIVE OR ONLINE AT JOHN DIXON.COM!**

WEDNESDAY, JULY 21, 2:00 P.M.  
 ALL LIVE OFFERS MUST BE RECEIVED BY 4:00 P.M. EST.  
 ALL OFFERS MUST BE DEPOSITED TO DELTA REALTY, 2168 KINGSTON COURT, MARIETTA, GA 30067

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**JOHN DIXON**  
 & ASSOCIATES  
 AUCTIONS • MARKETING

2140 Newmarket Parkway SE, Suite 118  
 Marietta, GA 30067  
 telephone: 770.425.1141  
 facsimile: 770.425.4413



**John Dixon & Associates**  
*Setting the standard in professionalism.*

**Auction Terms & Conditions**

**AUCTION DATE & LOCATION:** The auction will be held on Wednesday, July 21 at 2 p.m. at the Home 2 Suites off Delk Road, 2168 Kingston Court, Marietta, GA 30067

**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. **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. 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. For questions regarding closings or contracts, contact Danielle Foreman, Closing Coordinator at 770.425.1141, ext. 13 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 2140 Newmarket Parkway SE, Suite 118, Marietta, GA 30067, 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.*

**SPECIAL NOTE:** Property is selling "as-is, where-is" with all faults and is selling subject to easements, leases, restrictions, covenants, conditions, zoning HOA and POA fees and all other matters which would be revealed by a current survey or an inspection of the property or which is contained in public records. Seller reserves the right to add or delete property, reject any bid unless selling absolute and/or cancel the sale. Contact auctioneer for deed type on individual properties. Information contained herein was obtained from sources deemed reliable. The seller and their agents reserve the right to place bids on the property up to the seller's reserve unless selling absolute at their sole discretion. The property will sell "as-is, where-is" with no warranty, expressed or implied, as to improvements, soil condition, environmental and wetlands, or zoning. No personal property conveyed with real estate unless denoted in contract. Neither the seller, John Dixon & Associates nor their agents will be responsible for any errors or omissions herein. Bidders should carefully verify all information and make their own decisions as to the accuracy thereof before submitting their bid. Purchaser or purchaser's representative will acknowledge by signature of the Contract of Sale they have inspected the property. The terms of the Contract of Sale are controlling in the event of any perceived inconsistency between its terms and any statements in this brochure or other advertisement. Announcements made at the auction will take precedence over written matters.



**CALL FOR ADDITIONAL INFORMATION**  
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07/21: AL: 1481, FL: AB-1488, GA: 2034, NCFL: 6397, SC: 002815R