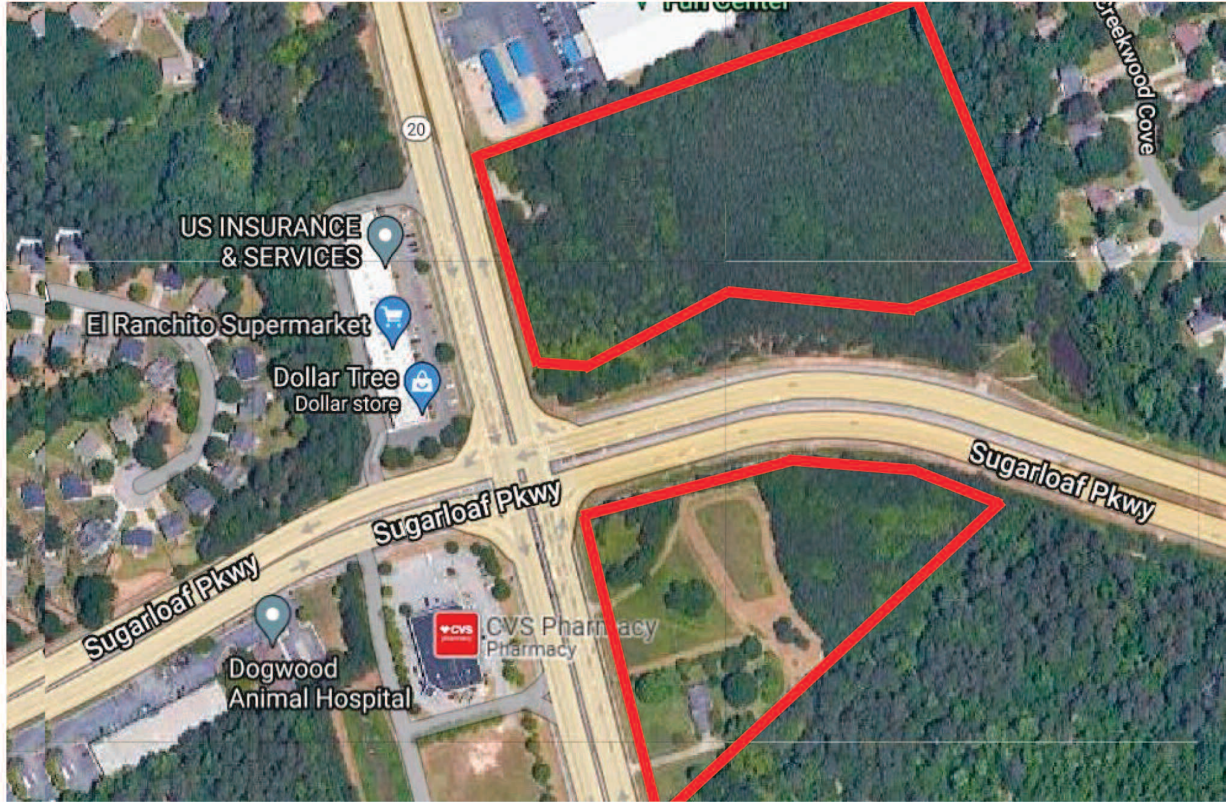


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QUALIFIED SELLERS...FOR QUALIFIED BUYERS

## TUESDAY, MAY 31



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TUESDAY, MAY 31, 2:00 P.M. EDT

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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!



2101

ABSOLUTE

Residential Lot  
3257 N Decatur Road, Scottsdale, GA 30079  
Lot(s): n/a  
Subdivision: n/a  
Acres: 0.02±  
Year Built: n/a  
Tax ID: 18 046 04 200

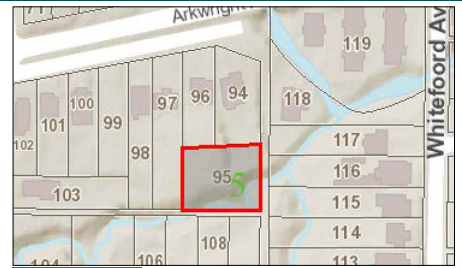
County: DeKalb  
Square Feet: n/a  
Beds/Baths: n/a



2102

Residential Lot  
3836 Panola Road, Lithonia, GA 30038  
Lot(s): n/a  
Subdivision: n/a  
Acres: 1.1±  
Year Built: n/a  
Tax ID: 16 020 04 026

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



2103

Rear Residential Lot  
1347 Arkwright Place, Atlanta, GA 30317  
Lot(s): n/a  
Subdivision: n/a  
Acres: 0.31±  
Year Built: n/a  
Tax ID: 15 208 02 095

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



2104

Commercial Land  
Appalachian Highway & Ada Street, Blue Ridge, GA 30513  
Lot(s): n/a  
Subdivision: n/a  
Acres: 2.32±  
Year Built: n/a  
Tax ID: BR01 07301

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



2105

Residential Lot  
705 S Madison Street, Albany, GA 37101  
Lot(s): n/a  
Subdivision: n/a  
Acres: 0.24±  
Year Built: n/a  
Tax ID: 000HH/00002/023

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



2106

Commercial Land  
2604 Oakridge Drive, Albany, GA 31721  
Lot(s): n/a  
Subdivision: n/a  
Acres: 5.16±  
Year Built: n/a  
Tax ID: 00308/00001/12C

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



2107

46 Lots - Fully Entitled  
Residential Land  
Wesley Hill Trail, Monroe, NC 28112  
Lot(s): n/a  
Subdivision: Fieldstone - Phase 2  
Acres: 12.8±  
Year Built: n/a  
Tax ID: 9327001

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



2108

Historic House - Commercial  
Potential  
306 Wharf Street, Loudon, TN 37774  
Lot(s): n/a  
Subdivision: Downtown Loudon  
Acres: 0.14±  
Year Built: 1900  
Tax ID: 053 041A B 00700 000 2023  
Listing Agent: Robin Carmichael, Realty Executives Associates  
Phone: 865.712.2760 Email: imsellngn@gmail.com

County: Loudon  
Square Feet: 1,392±  
Beds/Baths: 2/1



2109

Single Family Residence w/  
Excess Land  
2311 Ridgecrest Drive, Knoxville, TN 37918  
Lot(s): n/a  
Subdivision: Cora Henry Estate  
Acres: 0.83±  
Year Built: 1930  
Tax ID: 058GB028  
Listing Agent: Robin Carmichael, Realty Executives Associates  
Phone: 865.712.2760 Email: imsellngn@gmail.com

County: Knox  
Square Feet: 1,156±  
Beds/Baths: 2/1



2110

Commercial Property - Former  
Gas Station, Restaurant  
15186 US 411 Highway, Tennega, GA 30751  
Lot(s): n/a  
Subdivision: Formerly Café 411  
Acres: 3.21±  
Year Built: 1983  
Tax ID: 0057 079, 0057 080, 0057 081, 0057 082, 0057 084

County: Murray  
Square Feet: 2,016±  
Beds/Baths: n/a



2111

Residential Lot  
0 Memorial Drive, Atlanta, GA 30316  
Lot(s): n/a  
Subdivision: n/a  
Acres: 0.48±  
Year Built: n/a  
Tax ID: 15 208 02 105

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



2112

Residential Lot  
1449 Jonesboro Road SE, Atlanta, GA 30315  
Lot(s): n/a  
Subdivision: n/a  
Acres: 0.0517±  
Year Built: n/a  
Tax ID: 14 005600100887

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

## 2113A-G: 7 Residential Lots - High Bidder's Choice



### 2113A

Residential Lot **County:** DeKalb  
 6165 Laurens Crossing, Stonecrest, GA 30038  
 Lot(s): 18  
 Subdivision: The Palisades at Laurens Crossing  
 Acres: 0.4± Tax ID: 16-081-01-018

### 2113B

Residential Lot **County:** DeKalb  
 6169 Laurens Crossing, Stonecrest, GA 30038  
 Lot(s): 19  
 Subdivision: The Palisades at Laurens Crossing  
 Acres: 0.38± Tax ID: 16-081-01-019

### 2113C

Residential Lot **County:** DeKalb  
 6160 Laurens Crossing, Stonecrest, GA 30038  
 Lot(s): 21  
 Subdivision: The Palisades at Laurens Crossing  
 Acres: 0.36± Tax ID: 16-081-01-021

### 2113D

Residential Lot **County:** DeKalb  
 4344 Palisades Place Drive, Stonecrest, GA 30038  
 Lot(s): 23  
 Subdivision: The Palisades at Laurens Crossing  
 Acres: 0.35± Tax ID: 16-081-01-023

### 2113E

Residential Lot **County:** DeKalb  
 4334 Palisades Place Drive, Stonecrest, GA 30038  
 Lot(s): 24  
 Subdivision: The Palisades at Laurens Crossing  
 Acres: 0.34± Tax ID: 16-081-01-024

### 2113F

Residential Lot **County:** DeKalb  
 4324 Palisades Place Drive, Stonecrest, GA 30038  
 Lot(s): 25  
 Subdivision: The Palisades at Laurens Crossing  
 Acres: 0.37± Tax ID: 16-081-01-025

### 2113G

Residential Lot **County:** DeKalb  
 4314 Palisades Place Drive, Stonecrest, GA 30038  
 Lot(s): 26  
 Subdivision: The Palisades at Laurens Crossing  
 Acres: 0.4± Tax ID: 16-081-01-026

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



### 2114

16 Townhome Lots **County:** Carroll  
 North Lake Drive, Carrollton, GA 30117  
 Lot(s): n/a  
 Subdivision: Northlake Townhomes  
 Acres: 3.52± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: C04 0190225; C04 0190226; C04 0190227; C04 0190228; C04 0190229; C04 0190230; C04 0190231; C04 0190232; C04 0190233; C04 0190234; C04 0190235; C04 0190236; C04 0190237; C04 0190238; C04 0190239; C04 0190240  
 Listing Agent: Alex Leveto, Realty Atlanta  
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com

## 2115A-F: 6 Residential Lots - High Bidder's Choice



### 2115A

Residential Lot **County:** Henry  
 179 Ashley Trace Drive, Locust Grove, GA 30248  
 Lot(s): 39  
 Subdivision: Ashley Trace  
 Acres: 1.36± Tax ID: 059A01016000  
 Year Built: n/a Beds/Baths: n/a

### ABSOLUTE

### 2115B

Residential Lot **County:** Henry  
 187 Ashley Trace Drive, Locust Grove, GA 30248  
 Lot(s): 38  
 Subdivision: Ashley Trace  
 Acres: 1.38± Tax ID: 059A01017000  
 Year Built: n/a Beds/Baths: n/a

### ABSOLUTE

### 2115C

Residential Lot **County:** Henry  
 195 Ashley Trace Drive, Locust Grove, GA 30248  
 Lot(s): 37  
 Subdivision: Ashley Trace  
 Acres: 1.38± Tax ID: 059A01018000  
 Year Built: n/a Beds/Baths: n/a

### ABSOLUTE

### 2115D

Residential Lot **County:** Henry  
 Ashley Trace Drive, Locust Grove, GA 30248  
 Lot(s): 36  
 Subdivision: Ashley Trace  
 Acres: 1.28± Tax ID: 059A01018000  
 Year Built: n/a Beds/Baths: n/a

### ABSOLUTE

### 2115E

Residential Lot **County:** Henry  
 1005 Hamilton Drive, Locust Grove, GA 30248  
 Lot(s): 22  
 Subdivision: Ashley Trace  
 Acres: 1.08± Tax ID: 06A10122000

### UNDER CONTRACT

### 2115F

Residential Lot **County:** Henry  
 718 Derek Place, Locust Grove, GA 30248  
 Lot(s): 1  
 Subdivision: Ashley Trace  
 Acres: 1.07± Tax ID: 060A01047000

### ABSOLUTE



**2116** **ABSOLUTE**  
 4 Residential Lots **County: Douglas**  
 Park Drive, Douglasville, GA 30135  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 1.32± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 01600150012, 01600150013, 01600150014, 01600150015

**2117A-B: 2 Residential Lots - High Bidder's Choice**



**2117A**  
 Residential Lot **County: Gwinnett**  
 3082 Madison Run Cove, Snellville, GA 30039  
 Lot(s): 19  
 Subdivision: Madison Heights  
 Acres: 0.3± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: R6028 310  
 Listing Agent: Alex Leveto, Realty Atlanta  
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com



**2117B**  
 Residential Lot **County: Gwinnett**  
 3092 Madison Run Cove, Snellville, GA 30039  
 Lot(s): 20  
 Subdivision: Madison Heights  
 Acres: 0.24± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: R6028 311  
 Listing Agent: Alex Leveto, Realty Atlanta  
 Phone: 678.895.4489 Email: alex.realtyatlanta@gmail.com



**2118** **ABSOLUTE**  
 Family Estate – Commercial Land **County: Gwinnett**  
 Sugarloaf Parkway at Grayson Highway, Lawrenceville, GA 30045  
 Lot(s): n/a  
 Subdivision: n/a  
 Acres: 16.53± Square Feet: 3,742±  
 Year Built: 1,975 Beds/Baths: 3/2  
 Tax ID: R5139 002, R5139 116  
 Listing Agent: Duane Sells, Keller Williams  
 Phone: 770.314.0104 Email: duanesells@kw.com



**2119** **ABSOLUTE**  
 3 Residential Lots **County: Alamance**  
 257, 262, 365 Steelecrest Road, Graham, NC 27253  
 Lot(s): 34, 66, 67  
 Subdivision: n/a  
 Acres: 1.55± Square Feet: n/a  
 Year Built: n/a Beds/Baths: n/a  
 Tax ID: 143191, 143 192, 143330



**2120A-I: 9 Residential Lots - High Bidder's Choice**



**2120G**  
 Residential Lot **County: Paulding**  
 738 Courthouse Park Drive, Temple, GA 30179  
 Lot(s): 18  
 Subdivision: Courthouse Park  
 Acres: 0.47± Tax ID: 197.4.2.019.0000

**2120H**  
 Residential Lot **County: Paulding**  
 758 Courthouse Park Drive, Temple, GA 30179  
 Lot(s): 17  
 Subdivision: Courthouse Park  
 Acres: 0.46± Tax ID: 197.3.1.044.0000

**2120A**  
 Residential Lot **County: Paulding**  
 482 Courthouse Park Drive, Temple, GA 30179  
 Lot(s): 30  
 Subdivision: Courthouse Park  
 Acres: 1.5± Tax ID: 197.1.3.012.0000

**2120B**  
 Residential Lot **County: Paulding**  
 472 Courthouse Park Drive, Temple, GA 30179  
 Lot(s): 31  
 Subdivision: Courthouse Park  
 Acres: 0.76± Tax ID: 197.1.3.013.0000

**2120C**  
 Residential Lot **County: Paulding**  
 451 Courthouse Park Drive, Temple, GA 30179  
 Lot(s): 87  
 Subdivision: Courthouse Park  
 Acres: 0.5± Tax ID: 197.2.4.038.0000

**2120D**  
 Residential Lot **County: Paulding**  
 523 Courthouse Park Drive, Temple, GA 30179  
 Lot(s): 89  
 Subdivision: Courthouse Park  
 Acres: 0.46± Tax ID: 197.2.4.040.0000

**2120E**  
 Residential Lot **County: Paulding**  
 543 Courthouse Park Drive, Temple, GA 30179  
 Lot(s): 90  
 Subdivision: Courthouse Park  
 Acres: 0.46± Tax ID: 197.1.3.020.0000

**2120F**  
 Residential Lot **County: Paulding**  
 722 Courthouse Park Drive, Temple, GA 30179  
 Lot(s): 19  
 Subdivision: Courthouse Park  
 Acres: 0.7± Tax ID: 197.4.2.020.0000

**2120I**  
 Residential Lot **County: Paulding**  
 836 Courthouse Park Drive, Temple, GA 30179  
 Lot(s): 13  
 Subdivision: Courthouse Park  
 Acres: 0.57± Tax ID: 197.3.1.040.0000

**AUCTION**

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**TUESDAY, MAY 31**

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 & ASSOCIATES  
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 Marietta, GA 30067  
 telephone: 770.425.1141  
 facsimile: 770.425.4413



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*Setting the standard in professionalism.*

## Auction Terms & Conditions

**AUCTION DATE & LOCATION:** The auction will be held on Tuesday, May 31 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.

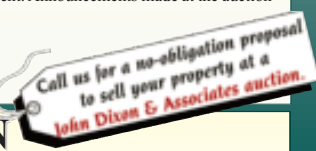
**AGENCY:** John Dixon & Associates, auctioneer/broker, is acting exclusively as agent for the seller.

**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.



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