

Berry Lane, Cheraw
(Chesterfield County) SC 29520
ABSOLUTE

THURSDAY, FEBRUARY 22, 2024

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



Features

**CALL FOR
INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Land
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	0.75±
TAX ID:	245-000-000-80
AGENT:	n/a

This property was acquired by the seller due to delinquent tax sale deed and will be transferred by Quitclaim Deed only using the most recent deed description. No title search has been performed by the seller, auctioneer, or closing attorney. Title insurance will not be offered.

It is the bidder's responsibility to inspect the property and conduct own due diligence prior to bidding. Neither the Seller nor the Auctioneer make any representations as to suitability for buyer's intended use.

The Seller acquired these properties by tax sale deed. The properties were previously sold by the county at the annual real property tax sale due to delinquent property taxes.

The Seller does not warrant title to the property and shall convey the subject property by Quitclaim Deed only using the most recent deed description. Purchaser understands the Quitclaim Deed conveying the property only transfers the interest the Seller obtained by virtue of its tax sale deed.

The Seller is not conveying and cannot convey marketable title in this Property by virtue of its tax deed.

The legal axiom of caveat emptor or "buyer beware" applies to this auction. Therefore, you are charged with knowledge of the titles of the properties that are sold and any defects in these titles. The Seller does not warrant the titles and no title search has been conducted. No survey has been prepared. The purchaser is encouraged to and should consult an attorney of your choice prior to bidding on any tax sale property in this auction. Seller's attorney represents only the Seller and does not represent the Purchaser. Purchaser should obtain advice from Purchaser's Attorney prior to bidding on tax sale properties.

The Seller hereby expressly disclaims and negates any representations or warranties of any kind, whether expressed or implied, relating to the condition, merchantability, or fitness for a particular purpose of the real property and improvements thereon, including without limitation any warranty relating to the condition of the real property, its suitability for Purchaser(s) purposes or the status of the properties' maintenance or operation. The Seller does not make any representations or warranties that the real property and improvements thereon may be used for any purpose whatsoever.



ABSOLUTE AUCTION
MULTI-SELLER
Thursday, Feb. 22nd, 2:00 P.M.
Last One Standing Auction of the American South
2100 Woodbridge Road, Littleton, CO
Property # 21122
www.absoluteauction.com
844-995-1889

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843-287-1138

Parcel Information Report

245 000 000 080



General Information

Map Number 245 000 000 080	Legal Description1	Plat Book 19
Owner Name LEWIS GROUP LLC	Legal Description2	Plat Page 169
Mailing Address1	Total Acreage 0.00	Description Location1
Mailing Address2 894 HWY 145 S	Deed Book 552	Description Location2
Mailing Address3 CHESTERFIELD SC	Deed Page 877	Sale Price \$2,750.00
ZipCode 297090011	Class1 Code OT	Sale Date 2023/01/24
Physical Address 0	Total Number Acres 0.00	
Market Acres 0	Total Number Bldgs 0	
Market Appraisal 2500	Total Number Lots 1	
Market Lots 2500		



Type notes here	Printed 01/15/2024	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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245 000 000 080

General
Assessment

Owner and General Parcel Information

Property Card	Show Property Card
Map Number	245 000 000 080
Owner Name	LEWIS GROUP LLC
Mailing Address1	
Mailing Address2	894 HWY 145 S
Mailing Address3	CHESTERFIELD SC
Mailing ZipCode	297090011
Physical Address	0
Legal Description1	
Legal Description2	
Total Acreage	0.00
Deed Book	552
Deed Page	877
Plat Book	19