BANK OWNED REAL ESTATE
AND OTHER SECURED PARTIES
SEPTMBEER 17 & 18
SELLING 120+ PROPERTIES
IN 75+ OFFERINGS
IN FLORIDA, GEORGIA, NORTH CAROLINA & SOUTH CAROLINA

BID LIVE OR ONLINE AT JOHNNDIXON.COM!

ATLANTA
WEDNESDAY, SEPTEMBER 17
11:00 A.M.
JOHN DIXON & ASSOCIATES OFFICE
200 COBB PARKWAY NORTH, SUITE 120
MARIETTA, GA 30062

ATLANTA
THURSDAY, SEPTEMBER 18
11:00 A.M.
JOHN DIXON & ASSOCIATES OFFICE
200 COBB PARKWAY NORTH, SUITE 120
MARIETTA, GA 30062

MOST SELL ABSOLUTE

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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. Most 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.

Should you have any questions, please do not hesitate to contact us at 800.479.1763 or mail@johndixon.com. We will help you any way we can.

We’ll see you at the auction!
<table>
<thead>
<tr>
<th>Property No.</th>
<th>ABSOLUTE/Reserve</th>
<th>Property Type</th>
<th>Address</th>
<th>City</th>
<th>County State</th>
<th>Zip</th>
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<tbody>
<tr>
<td>7201</td>
<td>Absolute</td>
<td>6 Unit Apartment Building</td>
<td>6106 Austell Avenue</td>
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<td>Homer</td>
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<td>REMOVED</td>
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<td>Miami-Dade</td>
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<td>33841</td>
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<td>11 Residential Lots</td>
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<td>Reserve</td>
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<td>Upper Salem Church Road</td>
<td>Jasper</td>
<td>Pickens</td>
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<td>Reserve</td>
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<td>230 Allen Memorial Drive SW</td>
<td>Milledgevil</td>
<td>Baldwin</td>
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<td>Rome (Shannon)</td>
<td>Floyd</td>
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<td>450 &amp; 452 Hearthstone Way</td>
<td>Woodstock</td>
<td>Cherokee</td>
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<td>Reserve</td>
<td>10 Residential Lots</td>
<td>Covered Bridge Road &amp; Hooper Branch Road</td>
<td>Hiawassee</td>
<td>Towns</td>
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<td>3 Residential Lots</td>
<td>257, 262, 365 Steelecrest Road</td>
<td>Graham</td>
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<td>Habersham</td>
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<td>Marble Hill</td>
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<td>Warner Robins</td>
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<td>Muscogee</td>
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<td>1451 1879 E St. James Loop, 1473 E St. Charles Place, 1373 N Mediterranean Way</td>
<td>Inverness</td>
<td>Citrus</td>
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<td>2 Residential Lots</td>
<td>Old Harbor Court</td>
<td>Gulf Breeze Santa Rosa</td>
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<td>Beverly Hills</td>
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<td>Lee</td>
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<td>Swainsboro</td>
<td>Emanuel</td>
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<td>Greensboro</td>
<td>Greene</td>
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<td>7236</td>
<td>Absolute</td>
<td>3 Story Commercial Building</td>
<td>555 Poplar Street</td>
<td>Macon</td>
<td>Bibb</td>
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</table>
## 6 Unit Apartment Building

**County:** Cobb  
6106 Austell Avenue, Austell, GA 30106  
Lot(s): n/a  
Subdivision: n/a  
**Acres:** 0.5017±  
**Square Feet:** 5,327±  
**Year Built:** 2000  
**Beds/Baths:** 2/1 Each  
**Tax ID:** 18014000650  
**Listing Agent:** Barden Brown  
**Phone:** 770.594.1915  
**Email:** barden@brownra.com

## Agricultural Land

**County:** Banks  
Yonah Homer Road, Homer, GA 30547  
Lot(s): n/a  
Subdivision: n/a  
**Acres:** 12±  
**Square Feet:** n/a  
**Year Built:** n/a  
**Beds/Baths:** n/a  
**Tax ID:** B39 046  
**Listing Agent:** Matt McWhirter  
**Phone:** 770.757.0030  
**Email:** mdm@mcwrealty.com

## Residential Condominium

**County:** Miami-Dade  
1351 NE Miami Gardens Drive, Apt 915E, Miami, FL 33179  
Lot(s): Unit 915 E  
Subdivision: Buckley Towers Condominiums  
**Acres:** n/a  
**Square Feet:** 1,140±  
**Year Built:** 1969  
**Beds/Baths:** 2/2  
**Tax ID:** 30-2205-037-4250  
**Listing Agent:** Sandra Veitch  
**Phone:** 954.922.4607  
**Email:** svabbotoni@aol.com

## Residential Land

**County:** Lake  
E 4th Avenue, Umatilla, FL 32784  
Lot(s): 10-24, Block 42  
**Acres:** 0.99±  
**Square Feet:** n/a  
**Year Built:** n/a  
**Beds/Baths:** n/a  
**Tax ID:** 0818270100-042-01000  
**Listing Agent:** Lenora R Oxendine  
**Phone:** 352.233.2200  
**Email:** lenorarowe@aol.com

## 2 Residential Lots

**County:** Polk  
Bay Street NW, Fort Meade, FL 33841  
Lot(s): 6; 7  
Subdivision: Stephens Addition  
**Acres:** 0.34±  
**Square Feet:** n/a  
**Year Built:** n/a  
**Beds/Baths:** n/a  
**Tax ID:** 253127469700000060; 253127469700000070  
**Listing Agent:** Julie Jordan  
**Phone:** 863.412.5015  
**Email:** juliejordan12@aol.com

## Commercial Land

**County:** Pickens  
Upper Salem Church Road, Jasper, GA 30143  
Lot(s): n/a  
**Acres:** 1.05±  
**Square Feet:** n/a  
**Year Built:** n/a  
**Beds/Baths:** n/a  
**Tax ID:** 041 079 018  
**Listing Agent:** n/a  
**Phone:** n/a  
**Email:** n/a

## Raw Land

**County:** Baldwin  
230 Allen Memorial Drive SW, Milledgeville, GA 31061  
Lot(s): n/a  
**Acres:** 26 ±  
**Square Feet:** n/a  
**Year Built:** n/a  
**Beds/Baths:** n/a  
**Tax ID:** 085 006  
**Listing Agent:** n/a  
**Phone:** n/a  
**Email:** n/a

## Single Family Residence

**County:** Floyd  
120 Carden Road NE, Rome (Shannon), GA 30161  
Lot(s): n/a  
**Acres:** 0.37±  
**Square Feet:** 641±  
**Year Built:** 1940  
**Beds/Baths:** 1/1  
**Tax ID:** M10Y-070  
**Listing Agent:** n/a  
**Phone:** n/a  
**Email:** n/a
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<th>#</th>
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<th>Address</th>
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<th>Subdivision:</th>
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<th>Square Feet:</th>
<th>Beds/Baths:</th>
<th>Year Built:</th>
<th>Tax ID:</th>
<th>Listing Agent:</th>
<th>Phone:</th>
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<tr>
<td>7210</td>
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<td>ABSOLUTE</td>
<td>Fannin</td>
<td>Davis Walker Ridge, Mineral Bluff, GA 30513</td>
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<td>Subdivision: n/a</td>
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<td>RESERVE</td>
<td>Cherokee</td>
<td>450 &amp; 452 Hearthstone Way, Woodstock, GA 30189</td>
<td>Lot(s): 133 &amp; 134</td>
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<td>Towns</td>
<td>Covered Bridge Road &amp; Hooper Branch Road, Hahira, GA 30546</td>
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7219 (TW14)
Residential Lot
Fodder Creek Road, Hiawassee, GA  30546
Lot(s): n/a Subdivision: n/a
Acres: 1±
Year Built: n/a
Tax ID: 0033 027A
Listing Agent: n/a
Phone: n/a
Email: n/a

7220 (HH1)
Residential Lot
319 Falcon Crest Way, Pickens, SC  29671
Lot(s): 160 Subdivision: Woodmere at Table Rock
Acres: 0.63±
Square Feet: n/a
Year Built: n/a
Beds/Baths: n/a
Tax ID:  4175-01-48-2301
Listing Agent: n/a
Phone: n/a
Email: n/a

7221 (CL1)
Residential Lot
312 Falcon Crest Way, Pickens, SC  29671
Lot(s): 157 Subdivision: Woodmere at Table Rock
Acres: 0.55±
Square Feet: n/a
Year Built: n/a
Beds/Baths: n/a
Tax ID:  4175-01-47-3968
Listing Agent: n/a
Phone: n/a
Email: n/a

7222 (61527)
Single Family Residence
140 Cloudland Road N, Dahlonega, GA  30533
Acres: 1.17±
Year Built: 1989
Tax ID: 078A 085
Listing Agent: Mary Kelley Peggy Slappey Properties, Inc.
Phone: 770.932.3440
Email: mary@psponline.com

7223 (61412)
Residential Lot
1212 Copper Hill Lane, Woodstock, GA  30189
Lot(s): 79, Unit 5, Unit 5 Subdivision: Wyngate
Acres: 0.59
Square Feet: n/a
Year Built: n/a
Beds/Baths: n/a
Tax ID: 15N04B 459
Listing Agent: n/a
Phone: n/a
Email: n/a

7224 (61343)
Manufactured Home
118 A Whitley Drive, Warner Robins, GA  31093
Lot(s): 42 Subdivision: Pike Acres
Acres: 0.55±
Square Feet: 1,680±
Year Built: 2002
Tax ID: 00094A 01B000
Listing Agent: n/a
Phone: n/a
Email: n/a

7225 (2964)
Single Family Residence
1300 22nd Street, Columbus, GA  31901
Lot(s): 1 Subdivision: Armour
Acres: 0.13±
Year Built: 1942
Tax ID: 028 021 001
Listing Agent: Steven Ward Coldwell Banker Spinks Brown Durand
Phone: 706.884.5681
Email: steven.ward@coldwellbanker.com

7226 (2980;2981;3040; 3027)
4 Residential Lots
1451; 1879 E St. James Loop, 1473 E St. Charles Place, 1373 N Mediterranean Way, Inverness, FL  34453
Lot(s): 13, 54 Block 1 ;  9 Block 7; 20 Block 9
Subdivision: Cambridge Greens of Citrus Hills
Acres: 2.05±
Year Built: n/a
Tax ID: 1918330020001000540; 191833002000700000;191833002000100000
0.191133002000000000
Listing Agent: Mark Patrick Keller Williams Realty
Phone: 352.410.2474
Email: mpmkpatrick@gmail.com

7227 (3009)
2 Residential Lots
Old Harbor Court, Gulf Breeze, FL  32563
Lot(s): 3, 4, Unit 5, Block D Subdivision: Lighthouse Pointe
Acres: 1.07±
Year Built: n/a
Tax ID: 28-2S-27-2313-00D00-0030; 0040
Listing Agent: Hary Bell Carr & Company
Phone: 850.240.0527
Email: hbell@johnscarr.com
7228  
**Residential Lot**
County: Santa Rosa
Jameson Circle, Milton, FL 32571
Lot(s): 12, Block B Subdivision: North Harbor
Acres: 0.23±
Square Feet: n/a
Bed/Baths: n/a
Year Built: n/a
Tax ID: 282N29277800B000120
Listing Agent: n/a
Phone: n/a
Email: n/a

7229  
**Residential Lot**
County: Citrus
1233 E Getty Lane, Hernando, FL 34442
Lot(s): 12, Block 1 Subdivision: Citrus Hills
Acres: 0.96±
Square Feet: n/a
Bed/Baths: n/a
Year Built: n/a
Tax ID: 1918180100000700000
Listing Agent: Mark Patrick, Keller Williams Realty
Phone: 352.410.2474
Email: mpmarkpatrick@gmail.com

7230  
**Residential Lot**
County: Citrus
4851 N Lena Drive, Beverly Hills, FL 34465
Lot(s): 30, Unit 3, Block 354 Subdivision: Pine Ridge
Acres: 1.12±
Square Feet: n/a
Bed/Baths: n/a
Year Built: n/a
Tax ID: 1817320030035400-300
Listing Agent: Mark Patrick, Keller Williams Realty
Phone: 352.410.2474
Email: mpmarkpatrick@gmail.com

7231  
**Residential Lot**
County: Citrus
983 W. National Street, Hernando, FL 34442
Lot(s): 38, Block 47 Subdivision: Citrus Hills 1st Addition
Acres: 1.04±
Square Feet: n/a
Bed/Baths: n/a
Year Built: n/a
Tax ID: 1918180110004700000
Listing Agent: Mark Patrick, Keller Williams Realty
Phone: 352.410.2474
Email: mpmarkpatrick@gmail.com

7232  
**Residential Lot**
County: Banks
Planters Pointe Drive, Baldwin, GA 30511
Lot(s): 9, Phase 5 Subdivision: Apple Pie Ridge
Acres: 0.83±
Square Feet: n/a
Bed/Baths: n/a
Year Built: 1966
Tax ID: 1918180100007600000
Listing Agent: Mary Kelley, Peggy Slappey Properties, Inc.
Phone: 770.932.3440
Email: mary@psponline.com

7233  
**Residential Lot**
County: Lee
Middle Road, Leesburg, GA 31763
Acres: 67.57±
Square Feet: n/a
Bed/Baths: n/a
Year Built: n/a
Tax ID: 268117001B
Listing Agent: n/a
Phone: n/a
Email: n/a

7234  
**Former Auto Auction Facility**
County: Emanuel
628 S. Main Street, Swainsboro, GA  30401
Lot(s): n/a Subdivision: n/a
Acres: 12.69±
Square Feet: 16,394±
Bed/Baths: n/a
Year Built: 1966
Tax ID: S29 013; S30 058
Listing Agent: Ben Jones, Fickling & Company
Phone: 478.971.8000
Email: benjones@fickling.com

7235  
**Residential Lot**
County: Greene
1051 School House Spring Road, Greensboro, GA  30642
Lot(s): 13 Subdivision: Reynolds Plantation
Acres: 0.6±
Square Feet: n/a
Bed/Baths: n/a
Year Built: n/a
Tax ID: 057C001780
Listing Agent: n/a
Phone: n/a
Email: n/a

7236  
**3 Story Commercial Building**
County: Bibb
555 Poplar Street, Macon, GA  31201
Lot(s): n/a Subdivision: n/a
Acres: 0.1±
Square Feet: 14,400±
Bed/Baths: n/a
Year Built: 1900
Tax ID: 0073-0340
Listing Agent: Ben Jones, Fickling & Company
Phone: 478.971.8000
Email: benjones@fickling.com
# ATLANTA DAY 2 LIST
## THURSDAY, SEPTEMBER 18, 11:00 A.M.
### SALE SITE: 200 COBB PARKWAY NORTH, SUITE 120, MARIETTA, GA

<table>
<thead>
<tr>
<th>Property No.</th>
<th>ABSOLUTE/Reserve</th>
<th>Property Type</th>
<th>Address</th>
<th>City</th>
<th>County</th>
<th>State</th>
<th>Zip</th>
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<td>Industrial Land</td>
<td>GA Highway 42 N &amp; Technology Parkway</td>
<td>McDonough</td>
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<tr>
<td>7103</td>
<td>Reserve</td>
<td>Industrial Land</td>
<td>Grant Road &amp; Forest Parkway</td>
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<td>Clayton</td>
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<td>Reserve</td>
<td>Agricultural Land</td>
<td>Brewster Field Road</td>
<td>Cedartown</td>
<td>Polk</td>
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<td>SWC of Club Gardens Drive &amp; Sunny Brook Lane</td>
<td>Palm Bay</td>
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<td>Alamance</td>
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<td>2 Residential Lots</td>
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<td>80 Sunnybrook Drive Highlands Circle</td>
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<td>Residential &amp; Industrial Land</td>
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<td>Toccoa</td>
<td>Stephens</td>
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<td>274 Highway 138</td>
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<td>Type</td>
<td>Location</td>
<td>County</td>
<td>Address</td>
<td>Lot(s)/Tracts</td>
<td>Subdivision</td>
<td>Acres</td>
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<td>Residential Lot - Lakefront</td>
<td>Oconee</td>
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<td>7102</td>
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**7101-7109**
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<th>Subdivision</th>
<th>Acres</th>
<th>Square Feet</th>
<th>Year Built</th>
<th>Beds/Baths</th>
<th>Tax ID</th>
<th>Listing Agent</th>
<th>Phone</th>
<th>Email</th>
<th>Notes</th>
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<tbody>
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7119 (SA2)

**ABSOLUTE**

Residential Lot

2910 Collier Drive NW, Atlanta, GA 30318

Lot(s): n/a Subdivision: n/a

Acres: 0.4336±

Square Feet: n/a

Year Built: n/a

Beds/Baths: n/a

Tax ID: 14 021100050043

Listing Agent: n/a

Phone: n/a

Email: n/a

7120 (QB2)

**RESERVE**

Residential & Industrial Land

Jaiilette Road, East Point, GA 30349

Lot(s): n/a Subdivision: n/a

Acres: 14.95±

Square Feet: n/a

Year Built: n/a

Beds/Baths: n/a

Tax ID: 09F380401780896; 09F380401781233

Listing Agent: n/a

Phone: n/a

Email: n/a

7121 (QB3)

**RESERVE**

Residential Land w/Home

Veterans Memorial Way (Toccoa Bypass), Toccoa, GA 30577

Lot(s): 11, 12, Block B Subdivision: Ben Hill High Lands

Acres: 0.37±

Square Feet: 1,841±

Year Built: 2006

Beds/Baths: 3/2

Tax ID: R6138 473

Listing Agent: Jonathan Javetz

Realty Resources Corporation

Phone: 404.252.7070

Email: jonathan@realtyresourcescorp.com

7122 (QB4)

**RESERVE**

14 Theater Movie Plex Building (Occupied as Church)

274 Highway 138, Riverdale, GA 30274

Lot(s): n/a Subdivision: n/a

Acres: 7.44±

Square Feet: 41,028±

Year Built: 1986

Beds/Baths: n/a

Tax ID: 13213A A006

Listing Agent: n/a

Phone: n/a

Email: n/a

7123 (QB5)

**RESERVE**

Single Family Residence (Occupied)

4492 Bakers Ferry Road, Atlanta, GA 30331

Lot(s): n/a Subdivision: n/a

Acres: 0.36±

Square Feet: 2,764±

Year Built: 2008

Beds/Baths: 3/2.5

Tax ID: 14F0058LL0643

Listing Agent: Jonathan Javetz

Realty Resources Corporation

Phone: 404.252.7070

Email: jason@realtyresourcescorp.com

7124 (QB6)

**RESERVE**

Single Family Residence (Occupied)

2323 Daniel Road SW, Atlanta, GA 30331

Lot(s): 11, 12, Block B Subdivision: Ben Hill High Lands

Acres: 0.37±

Square Feet: 1,841±

Year Built: 2006

Beds/Baths: 3/2

Tax ID: R6138 473

Listing Agent: Jonathan Javetz

Realty Resources Corporation

Phone: 404.252.7070

Email: jonathan@realtyresourcescorp.com

7125 (SP1)

**ABSOLUTE**

Commercial Building - Skating Rink

739 Ross Avenue, Easley, SC 29640

Lot(s): n/a Subdivision: n/a

Acres: 2.37±

Square Feet: 21,230±

Year Built: 1980

Beds/Baths: n/a

Tax ID: 5018-06-49-3914

Listing Agent: n/a

Phone: n/a

Email: n/a

7126 (RR1)

**RESERVE**

Historic Downtown Square Commercial Building

38 Macon Street, McDonough, GA 30253

Lot(s): n/a Subdivision: n/a

Acres: 0.06±

Square Feet: 2,703±

Year Built: 1900

Beds/Baths: n/a

Tax ID: MD 02005000

Listing Agent: J. L. E. R. Realty Resources Corporation

Phone: 404.252.7070

Email: jason@realtyresourcescorp.com

7127 (RR2)

**RESERVE**

Commercial Land

6080 Lawrenceville Highway, Tucker, GA 30084

Lot(s): n/a Subdivision: n/a

Acres: 4.16±

Square Feet: n/a

Year Built: n/a

Beds/Baths: n/a

Tax ID: R6138 473

Listing Agent: J. L. E. R. Realty Resources Corporation

Phone: 404.252.7070

Email: jason@realtyresourcescorp.com
7128 (RR3)  
Residential Land  
County: Rockdale  
4184 Troupe Smith Road SE, Conyers, GA  30094  
Lot(s): n/a Subdivision: n/a  
Acres: 14.44±  
Square Feet: n/a  
Bedrooms/Bathrooms: n/a  
Year Built: n/a  
Beds/Baths: n/a  
Tax ID: 0500010061  
Listing Agent: Jonathan Javetz  
Realty Resources Corporation  
Phone: 404.252.7070  
Email: jonathan@realtyresourcescorp.com

7129 (CG1)  
Industrial Plant  
County: Bibb  
2125; 2175; 2193 Seventh Street, Macon, GA  31206  
Lot(s): n/a Subdivision: n/a  
Acres: 8.82±  
Square Feet: 110,411±  
Bedrooms/Bathrooms: n/a  
Year Built: Various  
Beds/Baths: n/a  
Tax ID: Q092-0016; Q092-0015; Q092-0014  
Listing Agent: n/a  
Phone: n/a  
Email: n/a

7130 (AI1)  
Single Family Residence  
County: Fulton  
1252 Westmont Road SW, Atlanta, GA  30311  
Lot(s): n/a Subdivision: n/a  
Acres: 0.17±  
Square Feet: 908±  
Bedrooms/Bathrooms: 3/1  
Year Built: 1963  
Beds/Baths: 3/1  
Tax ID: Q092-0016; Q092-0015; Q092-0014  
Listing Agent: Jonathan Javetz  
Realty Resources Corporation  
Phone: 404.252.7070  
Email: jonathan@realtyresourcescorp.com

7131 (AI2)  
Single Family Residence  
County: Fulton  
151 Dahlia Avenue NW, Atlanta, GA  30314  
Lot(s): n/a Subdivision: n/a  
Acres: 0.13±  
Square Feet: 858±  
Bedrooms/Bathrooms: 2/1  
Year Built: 1964  
Beds/Baths: 2/1  
Tax ID: 14 012600010527  
Listing Agent: n/a  
Phone: n/a  
Email: n/a

7132 (AI3)  
Single Family Residence  
County: Fulton  
1848 Westwood Avenue SW, Atlanta, GA  30310  
Lot(s): n/a Subdivision: n/a  
Acres: 0.3099±  
Square Feet: 1,344±  
Bedrooms/Bathrooms: 3/1  
Year Built: 1955  
Beds/Baths: 3/1  
Tax ID: 14 013700010527  
Listing Agent: Jonathan Javetz  
Realty Resources Corporation  
Phone: 404.252.7070  
Email: jonathan@realtyresourcescorp.com

7133 (RR4)  
Commercial & Industrial Land  
County: Fulton  
Roosevelt Highway & 5220 Cooks Road, Atlanta, GA  30349  
Lot(s): n/a Subdivision: n/a  
Acres: 19.51±  
Square Feet: n/a  
Bedrooms/Bathrooms: n/a  
Year Built: n/a  
Beds/Baths: n/a  
Tax ID: 09F260301260290; 09F260101070055  
Listing Agent: Jonathan Javetz  
Realty Resources Corporation  
Phone: 404.252.7070  
Email: jonathan@realtyresourcescorp.com

7134 (RR5)  
Residential Land  
County: Gwinnett  
3270 Luther Wages Road, Dacula, GA  30019  
Lot(s): n/a Subdivision: n/a  
Acres: 17.13±  
Square Feet: n/a  
Bedrooms/Bathrooms: n/a  
Year Built: n/a  
Beds/Baths: n/a  
Tax ID: R5317 025  
Listing Agent: Jonathan Javetz  
Realty Resources Corporation  
Phone: 404.252.7070  
Email: jonathan@realtyresourcescorp.com

7135 (RR6)  
Single Family Residence  
County: Fulton  
395 Joseph E Lowery Boulevard NW, Atlanta, GA  30314  
Lot(s): n/a Subdivision: n/a  
Acres: 0.1148±  
Square Feet: 1,411±  
Bedrooms/Bathrooms: 5/3  
Year Built: 2007  
Beds/Baths: 5/3  
Tax ID: 14-0111000700125  
Listing Agent: Jonathan Javetz  
Realty Resources Corporation  
Phone: 404.252.7070  
Email: jonathan@realtyresourcescorp.com

7136 (RR7)  
Single Family Residence  
County: Fulton  
366 Hamilton E Holmes Drive NW, Atlanta, GA  30318  
Lot(s): n/a Subdivision: n/a  
Acres: 0.1779±  
Square Feet: 1,136±  
Bedrooms/Bathrooms: 4/2  
Year Built: 1955  
Beds/Baths: 4/2  
Tax ID: 14-0111000700125  
Listing Agent: Jonathan Javetz  
Realty Resources Corporation  
Phone: 404.252.7070  
Email: jonathan@realtyresourcescorp.com
7137 (RR8)  
Residential Land  
County: DeKalb  
3751 McDaniel Mill Road, Conyers, GA  30094  
Lot(s): n/a Subdivision: n/a  
Acres: 5.16±  
Square Feet: n/a  
Bed/Baths: n/a  
Year Built: n/a  
Tax ID: 1617302005  
Listing Agent: Jonathan Javetz  
Realty Resources Corporation  
Phone: 404.252.7070  
Email: jonathan@realtyresourcescorp.com

7138 (RR9)  
Residential Land  
County: DeKalb  
2697 Kelly Lake Drive, Decatur, GA  30032  
Lot(s): n/a Subdivision: n/a  
Acres: 3.8±  
Square Feet: n/a  
Bed/Baths: n/a  
Year Built: n/a  
Tax ID: 1513702004  
Listing Agent: Jonathan Javetz  
Realty Resources Corporation  
Phone: 404.252.7070  
Email: jonathan@realtyresourcescorp.com

7139  
Manufacturing Plant  
County: Marion  
3951 W Highway 329, Reddick, FL  32686  
Lot(s): n/a Subdivision: n/a  
Acres: 17.8±  
Square Feet: 50,822±  
Bed/Baths: n/a  
Year Built: 1966  
Tax ID: 07335-000-00; 07237-000-00; 07312-000-00; 07388-000-00; 07314-000-40  
Listing Agent: n/a  
Phone: n/a  
Email: n/a
• 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

• Notarized Power of Attorney, if you are bidding on another party’s behalf 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.

FOR ADDITIONAL INFORMATION
For property specific information, contact auction manager or visit johndixon.com.

Bob Green 800.479.1763, ext 19 or 770.329.2227 or Brad Davis 770.296.0844
CONTRACT

200 Cobb Parkway North, Suite 120
Marietta, Georgia 30062
phone: 770.425.1141
fax: 770.425.4413

ABSOLUTE/RESERVE

AUCTION REAL ESTATE SALES CONTRACT

As a result of the efforts of JOHN DIXON & ASSOCIATES, INC., hereinafter referred to as “Auctioneer,” the undersigned Purchaser agrees to buy, and the undersigned Seller agrees to sell, all that tract or parcel of land lying and being in County, together with all plants, trees, and shrubbery now on the premises, together with all improvements thereon and appurtenances thereto, collectively hereinafter referred to as the “Property,” identified as tax parcel located at and further described in Exhibit “A,” attached hereto and made a part hereof.

The purchase price of the Property, including a ten percent (10%) buyer’s premium, is $ Said amount shall be paid in cash, in full, at closing. Purchaser’s obligation to close shall not be contingent upon Purchaser’s ability to obtain financing. Purchaser shall pay all usual and customary closing costs. For an outline of the financial terms of sale, see below.

Purchaser has paid to Auctioneer the sum of $ as earnest money, which earnest money is to be promptly deposited into the Auctioneer’s escrow account and is to be applied as part payment of the purchase price (balance of purchase price to be paid at the time of closing or as otherwise provided herein). All parties hereto agree that Auctioneer may deposit the earnest money in an auction firm’s escrow account and all parties hereto understand and agree that disbursement of earnest money can only occur as follows: (a) at closing; (b) upon written agreement signed by all parties to this contract, (c) upon court order or (d) upon failure of Seller to perform Seller’s obligations to close in accordance with this contract, the earnest money shall be paid to Purchaser as liquidated damages and not as a penalty, the parties hereto agreeing that the damages caused by a breach of the contract are difficult or impossible to estimate accurately, the parties hereto intend to provide for liquidated damages rather than a penalty and the earnest money is a reasonable estimate of the probable loss upon a breach. If any dispute arises between Purchaser and Seller as to the final disposition of all or part of the earnest money, Auctioneer may, in its sole discretion, notify Purchaser and Seller in writing that Auctioneer is unable to resolve such dispute and may interplead all or any disputed part of the earnest money into court, whereupon Auctioneer shall be discharged from any further liability with respect to the earnest money deposit and shall be entitled to recover its fees and expenses, including attorneys’ fees in connection with said interpleader from the earnest money, or, upon fifteen (15) days written notice to the parties, the parties may make a disclosure of the earnest money upon a reasonable interpretation of this contract. In either event, the parties hereto release and discharge Auctioneer from any claims against Auctioneer related to the earnest money and shall not seek damages from Auctioneer by reason thereof or by reason of any other matter arising out of this contract or the transaction contemplated hereunder.

Seller warrants that they presently have title to said Property, and at the time the sale is consummated agrees to convey good and insurable title to Purchaser by deed, subject only to (1) zoning ordinances affecting said Property, (2) all matters of record affecting said Property, (3) subdivision restrictions of record, and (4) all matters that would be shown on a current and accurate survey of said property, and (5) leases, easements, restrictions and encumbrances affecting the Property.

Seller shall have reasonable time after date hereof in which to examine title and furnish Seller with a written statement of objections affecting the insurability of said title. Seller shall have reasonable time after receipt of such objections to satisfy all valid objections and, if Seller fails to satisfy such valid objections within a reasonable time, then in the option of Purchaser, evidenced by written notice to Seller, this contract shall be null and void, and Purchaser’s earnest money shall be returned. If Purchaser does not terminate this contract, then Purchaser shall be deemed to have waived any such objections that Seller fails to satisfy and the said sale shall be consummated without any adjustment to price.

Seller and Purchaser agree that such documents as may be legally necessary to carry out the terms of this contract shall be executed and delivered by such parties at the time the sale is consummated.

Seller warrants that when the sale is consummated the improvements on the Property will be in the same condition as on the date hereof, normal wear and tear accepted. However, should the Seller or Purchaser agree that such documents as may be legally necessary to carry out the terms of this contract shall be executed and delivered by such parties at the time the sale is consummated.

Purchaser has the right to construct new improvements, the ability of Purchaser to remodel existing improvements, the availability of zoning variances, building and demolition permits or plats of consolidation and/or subdivision. No liability for inaccuracies, errors or omissions contained in any materials provided to Purchaser is assumed by Seller, Auctioneer or any agent of Seller or Auctioneer, including but not limited to, information contained in the sales brochure or supplemental brochures and/or presentations and warranties regarding zoning matters, the ability of the Purchaser to construct new improvements, the ability of Purchaser to remodel existing improvements, the availability of zoning variances, building and demolition permits or plats of consolidation and/or sub-division. No liability for inaccuracies, errors or omissions contained in any materials provided to Purchaser is assumed by Seller, Auctioneer or any of their agents. In addition, the parties hereto acknowledge that Auctioneer is not obligated to and has not made any independent investigation of the condition of the Property.

Purchaser represents that either Purchaser or duly authorized agent of Purchaser has inspected the property, performed all due diligence reviews which Purchaser deems necessary to determine whether to acquire the Property and verified all facts and information contained in any materials provided to Purchaser prior to executing this contract. Purchaser has not relied upon any sales plans, selling brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever, whether written or oral, made by Seller, Auctioneer, or others, including, but not limited to, any relating to the description of physical condition of the Property, or the dimensions of the Property or any other physical dimensions thereof, the estimated real estate taxes of the Property, the right to any income tax deduction for any real estate taxes or mortgage interest paid by Purchaser, or any other data, except as may be specifically represented hereon. No person has been authorized to make any representation on behalf of Seller. Purchaser agrees (a) to purchase the Property without offset or any claim against, or liability to, Seller or its agents, whether or not any layout or dimension of the Property or any part thereof, is accurate or correct, and (b) that Purchaser shall not be relieved of any of Purchaser’s obligations hereunder by reason of any minor inaccuracy or error.

Seller may extend contract for thirty (30) days.

Purchaser acknowledges that any assignments of the contract must be made in writing to John Dixon & Associates within 15 days of the date of the contract and is subject to final approval from the Seller.

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

11. Time is of the essence.

12. All notices required or permitted under this contract shall be in writing, sent to the addresses set forth below, and shall be sent by (i) nationally recognized overnight courier, (ii) certified mail with return receipt requested and postage prepaid, or (iii) email provided that a copy is sent in accordance with clause (i) and (ii) of this sentence.

This contract constitutes the sole and entire agreement between the parties hereto and no modification of this contract shall be binding unless attached hereto and signed by all parties to this agreement. No representation, promise, or inducement not included in this contract shall be binding upon any party hereto.
**Auction Terms & Conditions**

**AUCTION DATES & LOCATIONS:** The auctions will be held at John Dixon & Associates, 200 Cobb Parkway North, Suite 120, Marietta, Georgia on Wednesday, September 17 and Thursday, September 18, 11:00 a.m. to 4:00 p.m. Eastern time on the day preceding the auction.

**INFORMATION:** Contact listing agent to view property or where no agent is listed contact auctioneer.

**TERMS FOR LIVI E 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 as outlined in the contract but no later than Friday, October 17, 2014 or as provided in the contract. 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 as outlined in the contract but no later than Friday, October 17, 2014 or as provided in the contract. 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, you may contact our online auction manager, Brad Davis, by email or call 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:** Florida Properties: Closings will be conducted by Linda Karl, Lane & Karl, LLP, Atlanta, Georgia (770.952.3388). North Carolina Properties: Closings will be conducted by Kevin Donaldson, Jones, Childers, McLurkin & Donaldson, PLLC, Mooresville, North Carolina (704.664.2145). South Carolina Properties: Closings will be conducted by Linda Karl, Lane & Karl, LLP, Atlanta, Georgia (770.952.3388). North Carolina Properties: Closings will be conducted by Linda Karl, Lane & Karl, LLP, Atlanta, Georgia (770.952.3388).

**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 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 advertising. Announcements made at the auction will take precedence over written matters.