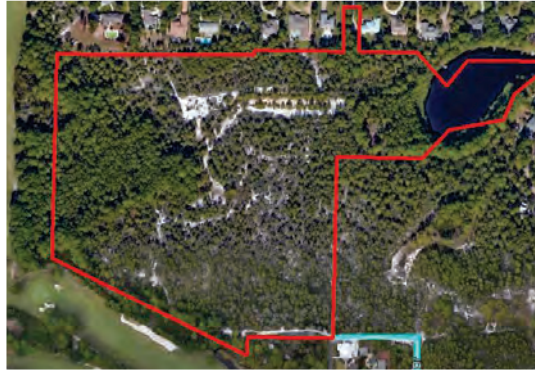


# real estate au<sup>■</sup>ction online



## BIDDING ENDS

Alabama  
2100 Series Properties  
Wednesday, Nov. 13th  
10:00 AM (CST)

Alabama  
2200 Series Properties  
Wednesday, Nov. 13th  
2:00 PM (CST)

Florida, Georgia,  
South Carolina  
2300 Series Properties  
Thursday, Nov. 14th  
Noon (EST)

## AL, FL, GA, SC PROPERTIES

HOMES, LAND, INDUSTRIAL, COMMERCIAL

Seven  Hills  
AUCTIONS

800.742.9165  
7Hauctions.com



## A Message From Seven Hills Auctions

Thank you for choosing Seven Hills Auctions! In this brochure and on our website, 7Hauctions.com, you will find an array of properties to choose from. Whether you are a first-time buyer or a seasoned investor, we think you'll find that Seven Hills Auctions has something for everyone.

Most importantly we want you to feel comfortable during this entire buying process. Our team of professionals are here for you during every step and are ready to assist you with any questions or concerns you may have. Please do not hesitate to give us a call at 800.742.9165.

These properties are predominately owned by financial institutions and private equity funds. These sellers are highly motivated and ready to sell. Some of the properties are shown as being "Absolute," what this means to you as a buyer is that the properties are selling regardless of price with no minimum bid and no reserve price. Properties not showing the "Absolute" label are selling subject to seller confirmation and acceptance of the highest bid price. Our sellers are highly motivated and ready to take below market prices. Our best advice is do not bid unless you are ready to own the property!

The bidding for this auction is taking place exclusively online at 7hauctions.com. In order to get started visit our site and look for the blue "Login/Register" button in the upper right corner of the page. Once you have set up a user account you can begin bidding immediately. Please make sure to review the terms and conditions of the auction prior to placing a bid.

It is important to remember that although the sellers provide an insurable title, with no back taxes or liens, these properties are sold "as-is," and you will need to inspect the property prior to the auction. To schedule a time to see the property please make arrangements with the listing agent shown for the property.

Our goal is to make your buying experience simple and easy. Please do not hesitate to call us at 800.742.9165 or send us an email at [info@7hauctions.com](mailto:info@7hauctions.com) with any questions, comments or concerns. We will be glad to assist you.

Good Luck!

# Auction Schedule

## BIDDING ENDS

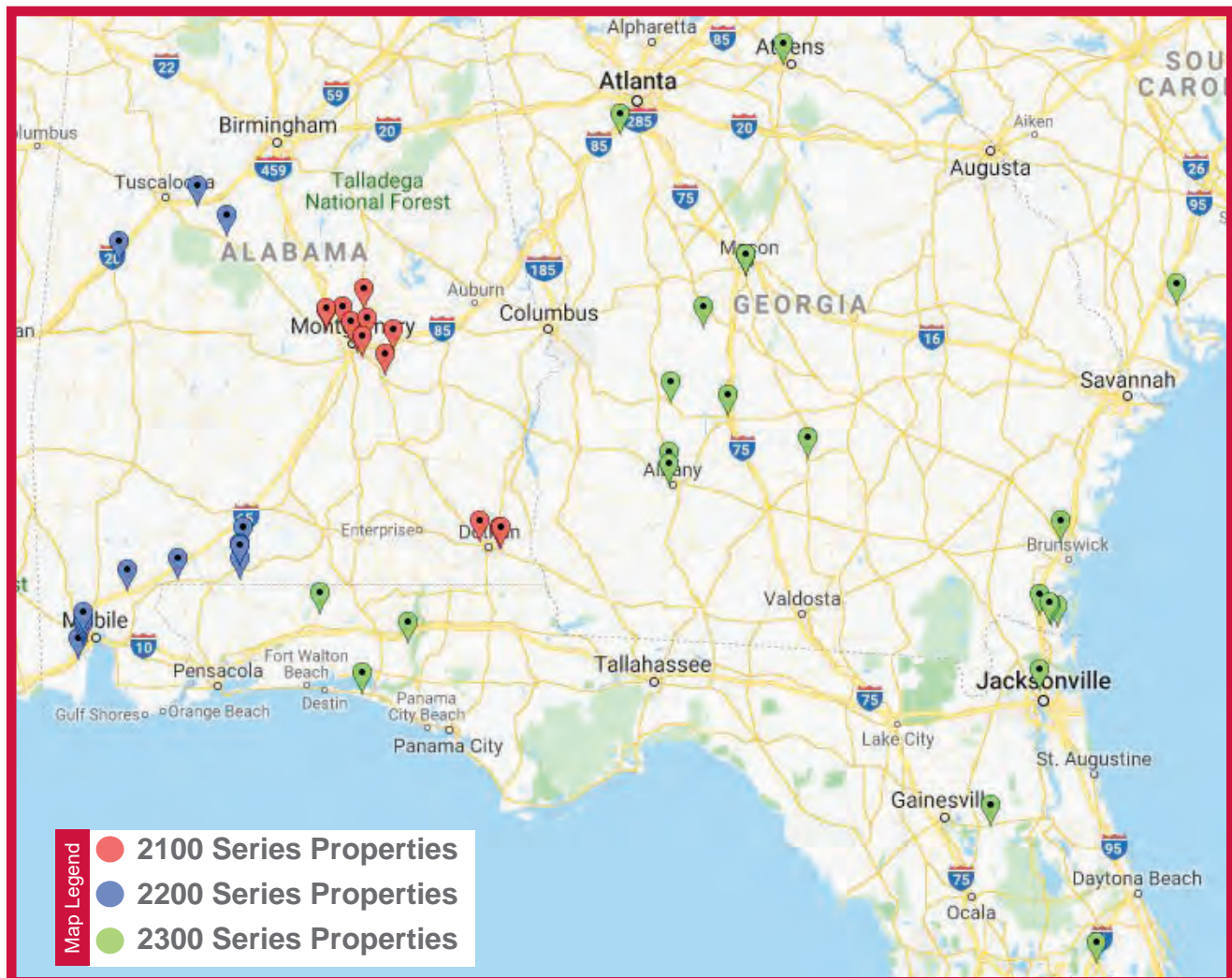
2100 Series Properties:  
Wednesday, November 13, 10:00 AM (CST)

2200 Series Properties:  
Wednesday, November 13, 2:00 PM (CST)

2300 Series Properties:  
Thursday, November 14, NOON (EST)

All properties are subject to extended bidding as outlined in the terms and conditions.

## Location Overview





2102



**Vacant Land (Open Pasture): Pike Road, AL**

W/S of Marler Road (South of Okfuski Trail)  
Pike Road, Alabama 36064  
Montgomery County

52.57 ± Acres

Tax ID: 11-01-12-3-017-003.00; 08-07-35-0-000 004.00

<b>Agent</b>	Latitude
Paul Harper	32.330233
RE/MAX	
334.361.9300	Longitude
psharper@mindspring.com	-86.033989

2103



**37 Residential Lots & 239 AC: Fitzpatrick, AL**

Woods N Water Lane  
Fitzpatrick, Alabama 36029  
Montgomery County

293.4 ± Acres

Woods N Water,  
For Numbers Lots and Tax Parcel Ids See Lot List in Important  
Document Section at 7hauctions.com/lots/1217

<b>Agent</b>	Latitude
Paul Harper	32.186761
RE/MAX	
334.361.9300	Longitude
psharper@mindspring.com	-86.090786

2104A



**23 Residential Lots: Prattville, AL**

Heathstone Drive  
Prattville, Alabama 36067  
Autauga County

TBD± Acres

Heathstone Estates,  
For Numbers Lots and Tax Parcel Ids See Lot List in Important  
Document Section at 7hauctions.com/lots/1231

<b>Agent</b>	Latitude
Paul Harper	32.449756
RE/MAX	
334.361.9300	Longitude
psharper@mindspring.com	-86.480552

2104B



**Residential Land: Prattville, AL**

322 Highway 82 Bypass W  
Prattville, Alabama 36067  
Autauga County

7 ± Acres

Tax ID: 04 19 04 20 2 000 001.001; 04 19 04 20 2 000 011.002; 04 19 04 20 2 000 011.005

<b>Agent</b>	Latitude
Paul Harper	32.442455
RE/MAX	
334.361.9300	Longitude
psharper@mindspring.com	-86.480404

2109



**Commercial Building: Montgomery, AL**

5085 Virginia Loop Road  
Montgomery, Alabama 36116  
Montgomery County

2.0751 ± Acres

Tax ID: 15-01-11-2-001-041.003

<b>Agent</b>	Latitude
Paul Harper	32.296429
RE/MAX	
334.361.9300	Longitude
psharper@mindspring.com	-86.238573

2110



**Commercial Building: Montgomery, AL**

5524 Wares Ferry Road  
Montgomery, Alabama 36117  
Montgomery County

0.35 ± Acres

Tax ID: 10-01-01-4-005-003.007; 10-01-01-4-005-003.008  
SQFT: 2456±

<b>Agent</b>	Latitude
Paul Harper	32.391755
RE/MAX	
334.361.9300	Longitude
psharper@mindspring.com	-86.20823

2111



**Vacant Land: Montgomery, AL**

SWC of Clayton Street & Dickerson Street  
Montgomery, Alabama 36104  
Montgomery County

1.97 ± Acres

Tax ID: 1101123015003000; 1101123015027000;  
1101123015026000; 1106132004010000; 1106132007001000

<b>Agent</b>	Latitude
Paul Harper	32.372731
RE/MAX	
334.361.9300	Longitude
psharper@mindspring.com	-86.323264

2112



**Single Family Home: Montgomery, AL**

3134 Meadow Lane  
Montgomery, Alabama 36116  
Montgomery County

0.56 ± Acres

Tax ID: 1008333003004000  
Beds/Baths: 3/1 SQFT: 1,396±

<b>Agent</b>	Latitude
Tim Henry	32.322488
Henry Realty & Auction / Seven Hills Auctions	
229.873.1867	Longitude
tim@7hauctions.com	-86.270549

2113



**29.4 AC Residential Land: Cowart, AL**

Jordan Avenue  
Cowarts, Alabama 36321  
Houston County

29.44 ± Acres

Tax ID: 38 10 07 26 3 000 003.002; 38 10 07 26 2 000 007.000

<b>Agent</b>	Latitude
Joe Falkner	31.201751
Coldwell Banker Commercial Alfred Saliba Realty	
334.726.6967	Longitude
falkner01@msn.com	-85.312494

# 2114-2117

2114



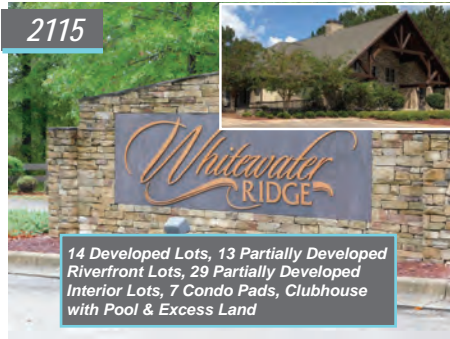
## 33.6 AC Residential Land: Cowart, AL

Jester Street  
Cowarts, Alabama 36321 33.6 ± Acres  
Houston County

Tax ID: 100726300003000; 1007352000008000

<b>Agent</b>	Latitude
Joe Falkner	31.196261
Coldwell Banker Commercial Alfred Saliba Realty	
334.726.6967	Longitude
falkner01@msn.com	-85.314904

2115



## Whitewater Ridge a Coosa River Development: Wetumpka, AL

Whitewater Ridge  
Wetumpka, Alabama 36092 122.41 ± Acres  
Elmore County

Whitewater Ridge, For Numbers Lots and Tax Parcel Ids See  
Lot List in Important Document Section at  
7hauctions.com/lots/1233 SQFT: 4456±

<b>Agent</b>	Latitude
Paul Harper	32.563456
RE/MAX	
334.361.9300	Longitude
psharper@mindspring.com	-86.227504

2116



## Commercial Land: Dothan, AL

S Woodburn Drive  
Dothan, Alabama 36305 0.54 ± Acres  
Houston County

84 West Commercial Plaza, Lot(s) 2, Block C  
Tax ID: 904170001002000

<b>Agent</b>	Latitude
Donnie Wells	31.233918
The Real Estate Group, LLC	
334.618.3239	Longitude
d.wells@treg1.com	-85.45528

2117



## Vacant Land: Millbrook, AL

S/S of Cobbs Ford Road (E. of Commerce Street)  
Millbrook, Alabama 36054 0.24 ± Acres  
Elmore County

Dapper LLC Plat 1, Lot(s) 2  
Tax ID: 2604170001003010

<b>Agent</b>	Latitude
Paul Harper	32.459479
RE/MAX	
334.361.9300	Longitude
psharper@mindspring.com	-86.378871



# 2201-2209

2201



## Commercial Building: East Brewton, AL

222 Forrest Avenue  
East Brewton, Alabama 36426  
Escambia County 1 ± Acres

Tax ID: 1508332004015000  
SQFT: 6000±

**Agent** Latitude  
Melissa McMillan 31.097168  
Hope Realty & Development  
251.236.0195 Longitude  
hoperealtyanddevelopment@gmail.com -87.064839

2202



## Commercial Building: Mobile, AL

3351 Moffett Road  
Mobile, Alabama 36607  
Mobile County 0.29 ± Acres  
Tax ID: 29-08-18-2-001-061  
SQFT: 3060±

**Agent** Latitude  
MJ Baxter / Bo Hide 30.70514  
MJ Baxter & Associates  
251.421.7524 / 251.583.4586 Longitude  
mjbaxter.ccim@comcast.net / bo@bobroker.com -88.119991

2203



## Commercial Building: Brewton, AL

122 Mildred Street  
Brewton, Alabama 36426  
Escambia County 0.2 ± Acres

Tax ID: 1508283012005000  
SQFT: 3680±

**Agent** Latitude  
Melissa McMillan 31.102757  
Hope Realty & Development  
251.236.0195 Longitude  
hoperealtyanddevelopment@gmail.com -87.071921

2204



## Mobile Home: Brewton, AL

82 Matthew Lane  
Brewton, Alabama 36426  
Escambia County 3 ± Acres

Tax ID: 2208280200007000  
Beds/Baths: 3/2 SQFT: 2188±

**Agent** Latitude  
Melissa McMillan 31.021548  
Hope Realty & Development  
251.236.0195 Longitude  
hoperealtyanddevelopment@gmail.com -87.067848

2205



## 3 Commercial Lots: Mobile, AL

3100 Cottage Hill Road  
Mobile, Alabama 36606  
Mobile County 2.85 ± Acres

Tax ID: 2807254000039000; 2909303001059XXX;  
2909302000022003

**Agent** Latitude  
Marl Cummings 30.66878  
Cummings & Associates, Inc  
251.476.6000 Longitude  
marl3@cummingsassoc.com -88.120727

2206



## 8 Residential Lots and Vacant Land: Cottondale, AL

Brant Ward Road  
Cottondale, Alabama 35453  
Tuscaloosa County 113 ± Acres

Willow Creek, Lot(s) 1, 3, 6, 7, 8, 9, 10, 11  
Tax ID: 38-01-11-0-000-003.000; 003.014; 38-02-10-0-000-005.000;  
005.018; 005.021; 005.022; 005.023; 005.024; 005.025; 005.026

**Agent** Latitude  
Tim Henry 33.13966  
Henry Realty & Auction / Seven Hills Auctions  
229.873.1867 Longitude  
tim@7hauctions.com -87.35328

2207



## Medical Office Condominium: Atmore, AL

410 Medical Park Drive #5 & #6  
Atmore, Alabama 36502  
Escambia County ± Acres

Atmore Medical Associates Professional Condominium, Lot(s) Units 5 & 6  
Tax ID: 2609294011012000  
SQFT: 3783±

**Agent** Latitude  
Melissa McMillan 31.016381  
Hope Realty & Development  
251.236.0195 Longitude  
hoperealtyanddevelopment@gmail.com -87.480209

2208



## Mobile Home: Greenville, AL

29 Auburn Lane  
Brewton, Alabama 36426  
Escambia County 6.5 ± Acres

Tax ID: 408270200003001  
Beds/Baths: 3/2 SQFT: 1736±

**Agent** Latitude  
Melissa McMillan 31.196061  
Hope Realty & Development  
251.236.0195 Longitude  
hoperealtyanddevelopment@gmail.com -87.046466

2209



## Single Family Home: Eutaw, AL

204 Elm Street  
Eutaw, Alabama 35462  
Greene County 1 ± Acres

Tax ID: 21020310050020000  
Beds/Baths: TBD SQFT: TBD±

**Agent** Latitude  
Tim Henry 32.832471  
Henry Realty & Auction / Seven Hills Auctions  
229.873.1867 Longitude  
tim@7hauctions.com -87.878908

2210



**Vacant Land (Zoned B-3): Mobile, AL**

Halls Mill Road (W of I-65)  
Mobile, Alabama 36693  
Mobile County

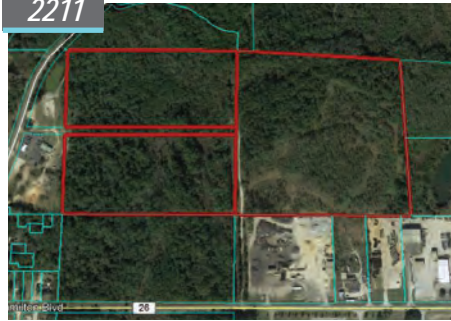
1.05 ± Acres

Tax ID: R023202060002010.003

Latitude  
30.639165

Longitude  
-88.121788

2211



**81 AC Vacant Land: Theodore, AL**

Giblin Road  
Theodore, Alabama 36582  
Mobile County

81.15 ± Acres

Tax ID: 3801020000012XXX; 3802031000006XXX;  
3802031000001XXX

**Agent**

MJ Baxter / Bo Hide  
MJ Baxter & Associates  
251.421.7524 / 251.583.4586  
mjbaxter.ccim@comcast.net / bo@bobroker.com

Latitude  
30.557518

Longitude  
-88.156873

2212



**Commercial Land: Bay Minette, AL**

Highway 59 & I-65  
Bay Minette, Alabama 36507  
Baldwin County

0.98 ± Acres

Tax ID: 19-08-47-0-001-018.000

**Agent**

Tracey Goens  
Core 3 Realty  
251.929.4444  
tgoens15@gmail.com

Latitude  
30.952704

Longitude  
-87.821298

2213



**40 AC Vacant Land: Centerville, AL**

Dry Hollow Road (off of Barton Dr)  
Centerville, Alabama 35042  
Bibb County

40 ± Acres

Tax ID: 07 15 05 15 1 000 004.000

**Agent**

Iva Claire  
Claire Realty  
334.418.8208  
iva@clairerealtyandappraisals.com

Latitude  
32.974993

Longitude  
-87.159313



2301



**Mini Storage Facility: Americus, GA**

842 US Hwy 280 E  
Americus, Georgia 31709  
Sumter County 5.01 ± Acres

Tax ID: 27322286  
SQFT: 10000±

**Agent**  
Brett Taylor  
Seven Hills Auctions, LLC.  
229.873.7101  
brett@7hauctions.com

Latitude  
32.03412  
Longitude  
-84.16602

2302



**Absolute**

**7,825 SF Office & Warehouse Bldgs: Cordele, GA**

1009 S 7th Street  
Cordele, Georgia 31015  
Crisp County 0.69 ± Acres

Tax ID: C13 171  
SQFT: 7825±

**Agent**  
Jack Hamilton  
National Realty Company  
229.942.2469  
jacknrc@bellsouth.net

Latitude  
31.958264  
Longitude  
-83.782346

2303



**Absolute**

**18,000 SF Warehouse Bldg: Albany, GA**

1014 Holloway Avenue  
Albany, Georgia 31701  
Dougherty County 0.51 ± Acres

Tax ID: 00212/00001/06B  
SQFT: 18000±

**Agent**  
Ken Wilson  
Summit Real Estate  
229.942.5759  
gokenwilson@gmail.com

Latitude  
31.563754  
Longitude  
-84.175253

2304



**Former Bank Branch: Leesburg, GA**

1607 US Highway 19S  
Leesburg, Georgia 31763  
Lee County 1.09 ± Acres

Lakeside Village PUD, Lot(s) C-12  
Tax ID: 126L270109 C-12  
SQFT: 5456±

**Agent**  
Mike Flynn  
Albany Realty Company  
229.376.2361  
mikeflynnrealtor@gmail.com

Latitude  
31.628578  
Longitude  
-84.176341

2305



**Single Family Home: Athens, GA (Five Points Area)**

520 Fortson Road (aka 127 Greenbriar Court)  
Athens, Georgia 30606  
Clark County County 0.88 ± Acres

Tax ID: 124A4 D010  
Beds/Baths: 5/4

**Agent**  
Ashley Noggle  
Woodall Realty Group  
706.202.5920  
ashley@woodallrealtygroup.com

SQFT: 4012±  
Latitude  
33.937157  
Longitude  
-83.404695

2306



**Absolute**

**3 Residential Lots: Fairburn, GA**

7888, 7886, 7884 Rock Rose Lane  
Fairburn, Georgia 30213  
Fulton County 0.1715 ± Acres

Rose Crest - Phase 1-B, Lot(s) 87, 88, 89  
Tax ID: 09F040000393646; 09F040000393653;  
09F040000393661

**Agent**  
Buddy Lee  
Seven Hills Auctions  
229.873.4211  
buddy@7hauctions.com

Latitude  
33.54501  
Longitude  
-84.5087

2307



**Commercial Building: Macon, GA**

185 Edward Drive  
Macon, Georgia 31216  
Bibb County 0.9 ± Acres

Tax ID: P1100015403  
SQFT: 2960±

**Agent**  
Tim Henry  
Henry Realty & Auction / Seven Hills Auctions  
229.873.1867  
tim@7hauctions.com

Latitude  
32.75677  
Longitude  
-83.65682

2308



**93 Lot Mobile Home Park & 6 AC Undeveloped: Macon, GA**

100 East K Blvd., etal.  
Macon, Georgia 31216  
Bibb County 15.66 ± Acres

For Numbers Lots and Tax Parcel Ids See Lot List in Important  
Document Section at 7hauctions.com/lots/1248

**Agent**  
Tim Henry  
Henry Realty & Auction / Seven Hills Auctions  
229.873.1867  
tim@7hauctions.com

Latitude  
32.75613  
Longitude  
-83.65601

2309



**Absolute**

**Mobile Home on Lake: Hawthorne, FL**

109 Depot Road  
Hawthorne, Florida 32640  
Putnam County 1.13 ± Acres

Tax ID: 29-10-23-0000-0210-0000  
Beds/Baths: 2/1

**Agent**  
Ralph Bennett  
Pristine Properties International, LLC  
904.759.1487  
ralphbennett@bellsouth.net

SQFT: 1456±  
Latitude  
29.592315  
Longitude  
-82.014694



2310



**Absolute**

**Single Family Residence: Jacksonville, FL**

5763 Cooke Street  
Jacksonville, Florida 32208  
Duval County  
Moncrief Springs Addition, Lot(s) 38  
Tax ID: 026526-0000  
Beds/Baths: 4/2  
SQFT: 1373±  
Agent: Ralph Bennett  
Pristine Properties International, LLC  
904.759.1487  
ralphbennett@bellsouth.net

0.14 ± Acres

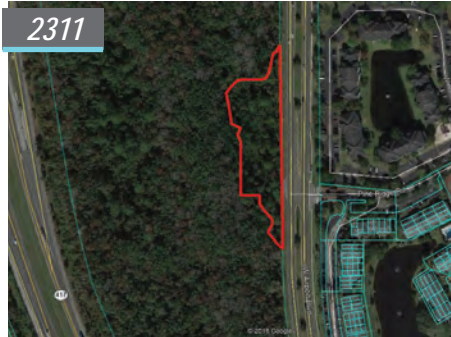
Latitude

30.376358

Longitude

-81.687772

2311



**1.81 AC Commercial Land: Sanford, FL**

W Airport Boulevard  
Sanford, Florida 32771  
Seminole County  
Tax ID: 03-20-30-300-001X-0000  
Agent: Ralph Bennett  
Pristine Properties International, LLC  
904.759.1487  
ralphbennett@bellsouth.net

1.81 ± Acres

Latitude

28.783134

Longitude

-81.297955

2312



**44 Residential Lots: Crestview, FL**

Chaplewood Drive  
Crestview, Florida 32539  
Okaloosa County  
Lakeridge Estates, Lot(s) 1,2,3,4 (Travelers Rest Court); 1,3-7,9,10,13,17-33,35-48  
Tax ID: See Lot List in Important Document Section  
Agent: Harry Bell  
Berkshire Hathaway Penfed Realty  
850.240.0527  
harry.bell@penfedrealty.com

14.29 ± Acres

Latitude

30.818463

Longitude

-86.523658

2313



**30A Area**

**29.43 AC off 30A: Santa Rosa Beach, FL**

Bunker Place Drive  
Santa Rosa Beach, Florida 32459  
Santa Rosa County  
Tax ID: 03-3S-20-34150-000-0090; 03-3S-20-34150-000-0080; 03-3S-20-34000-001-0040; 03-3S-20-34223-000-0031  
Agent: Royce Mitchell  
Berkshire Hathaway Penfed Realty  
850.737.0567  
roycemitchell@gmail.com

29.43 ± Acres

Latitude

30.356361

Longitude

-86.238463

2314



**Industrial Building, Land, Pond: Ponce De Leon, FL**

3558 State Hwy 81  
Ponce De Leon, Florida 32455  
Walton County  
Tax ID: 21-3N-17-06000-008-0000; 21-3N-17-06000-008-0011  
SQFT: 6434±  
Agent: Don Hoffman  
East Pass Realty  
754.581.4572  
windsweptdon@gmail.com

10.79 ± Acres

Latitude

30.650052

Longitude

-85.937999

2315



**Absolute**

**Commercial Building: Marshallville, GA**

113 E Main Street  
Marshallville, Georgia 31057  
Macon County  
Tax ID: 5014B-0012  
SQFT: 1830±  
Agent: Ralph Bennett  
Pristine Properties International, LLC  
904.759.1487  
ralphbennett@bellsouth.net

0.06 ± Acres

Latitude

32.45648

Longitude

-83.94136

2316



**Commercial Building & 5 AC: Fitzgerald, GA**

144 Jacksonville Highway  
Fitzgerald, Georgia 31750  
Ben Hill County  
Tax ID: 14-4-19; 14-4-25  
SQFT: 4761±  
Agent: Jonathan Keen  
Keen Realty  
229.686.0301  
jonathankeen@windstream.net

5 ± Acres

Latitude

31.71429

Longitude

-83.23957

2317



**2.071 AC Commercial Land: Brunswick, GA**

5960 New Jesup Highway  
Brunswick, Georgia 31523  
Glynn County  
Tract A  
Tax ID: 03-21085  
Agent: Don Wright  
Don Wright & Associates  
912.222.0133  
donwrightrcg@gmail.com

2.071 ± Acres

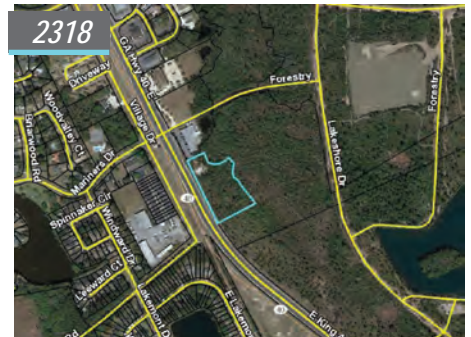
Latitude

31.238399

Longitude

-81.539361

2318



**3.1 Acres, Commercial Land: St. Mary's, GA**

GA Highway 40 (E King Ave)  
St. Mary's, Georgia 31558  
Camden County  
Parcel C & D  
Tax ID: 121 056  
Agent: Stewart Saltonstall  
St Marys Realty Inc.  
912.674.6425  
salty020202@gmail.com

3.1 ± Acres

Latitude

30.770896

Longitude

-81.617757

2319



Absolute

**Four Residential Lots: St. Mary's, GA**

Holm Place  
St. Mary's, Georgia 31558 1.01 ± Acres  
Camden County  
Osprey Cove, Phase 4, Lot(s) 490, 491, 493, 495  
Tax ID: 122H 490; 122H 491; 122H 493; 122H 495

**Agent** Latitude  
Stewart Saltonstall 30.757697  
St Marys Realty Inc.  
912.674.6425 Longitude  
salty020202@gmail.com -81.60194

2320



Absolute

**30.16 AC Commercial Land: St. Mary's, GA**

Osborne Road  
St. Mary's, Georgia 31558 30.16 ± Acres  
Camden County  
Tax ID: 135 059

**Agent** Latitude  
Stewart Saltonstall 30.748085  
St Marys Realty Inc.  
912.674.6425 Longitude  
salty020202@gmail.com -81.567843

2321



Absolute

**19.17 AC Residential Land: Kingsland, GA**

Royal Parkway  
Kingsland, Georgia 31548 19.17 ± Acres  
Camden County  
Tract 1 & 2  
Tax ID: 094 036B001; 094 036B002

**Agent** Latitude  
Ralph Bennett 30.809826  
St Marys Realty Inc.  
912.674.6425 Longitude  
salty020202@gmail.com -81.68308

2322



Absolute

**3.16 AC Marsh Front Residential Lot: Seabrook, SC**

77 Bull Point Drive  
Seabrook, South Carolina 29940 3.16 ± Acres  
Beaufort County  
Bull Point, Lot(s) 22  
Tax ID: R700 020 000 0086 0000

**Agent** Latitude  
Steven Comerford 32.593806  
Palmetto Real Estate  
803.315.9923 Longitude  
stevenccomerford@gmail.com -80.763393



# Terms & Conditions

The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

**Due Diligence:** All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

**Inspection:** Each Bidder is encouraged to inspect the property prior to Bidding. When shown, contact the listing agent for scheduled inspection times or for an appointment. Where no listing agent is identified, contact the auctioneer for information on how to obtain access to a property. If a property is identified as "Occupied" contact the auctioneer or listing agent to see if times are available for inspection and do not disturb the tenant.

**Buyer's Premium:** The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

**Escrow Deposit & Contract Execution:** The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 48 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

**Closing:** All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

**Broker Participation:** Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. A bidder is only allowed to be registered by one broker.

**Non-Compliance:** If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 5 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of up to \$5,000. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale.

**Successful Bidder Default:** A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

**Extended Bidding:** All online auctions include an EXTENDED BIDDING feature. If a bid is placed on any property within the last five (5) minutes of the auction the ending time of the auction for ALL properties will be extended for five (5) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for five (5) minutes.

**Bid Increments:** The bidding increments for all properties will be as follows:

Amount Up To	Bid Increments
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

**Technical Problems:** The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

**Additional Terms:** All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be revealed in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

800.742.9165  
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# Seven Hills AUCTIONS

Seven Hills Auctions, LLC: GA/FL Broker: William C. Lee III (Firm: FL-CQ1057830; GA-77326)  
Auction License: GA: AUC003134, FL: AB3765, AL: #5495;  
AL Properties Selling in Association with Henry Realty and Auction, LLC Firm #00125025-0;  
Broker: Tim Henry Lic. #000093046-0; SC Properties Selling in Conjunction with Meares Property Advisors,  
Inc. SC Auction Firm License 4109; Darron Meares, Broker in Charge



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NOV. 13-14, 2019