

ONLINE

# auktion

JULY  
12

PROPERTIES ACROSS AL, FL, GA, MS, & SC



# AUCTION

# SHOWCASE



Seven  Hills  
AUCTIONS

800.742.9165  
7Hauctions.com

**AUCTION ENDS 12PM (EDT) JULY 12\***

# auction showcase

**PROPERTIES ACROSS AL, FL, GA, MS, & SC  
BANK OWNED, PRIVATE EQUITY, AND MORE!**

Seven Hills Auctions is pleased to offer properties across Alabama, Florida, Georgia, Mississippi, and South Carolina This auction features single family residences, vacant land, and more. Don't miss out on this incredible opportunity to buy real estate at public online auction!



**5710** *Selling in Conjunction with Meares Property Advisors*

**Commercial Buildings: Aiken, SC**  
205 West Frontage Road  
Aiken, South Carolina 29805  
Aiken County  
Tax ID: 133-00-19-019  
SQFT: 3,480/1,500±

6.42 ± Acres

Agent  
Bryan Hope  
McClendon Realty LLC  
864-377-1479  
bhopen96@yahoo.com

Latitude  
33.6474

Longitude  
-81.60525



**5711** *Selling in Conjunction with Meares Property Advisors*

**Single Family Residential: Florence, SC**  
1634 Old Mars Bluff Rd  
Florence, South Carolina 29506  
Florence County  
Tax ID: 90129-07-008  
SQFT: 952±

0.14 ± Acres

Agent  
Seven Hills Auctions  
800.742.9165  
info@7Hauctions.com

Latitude  
34.1944

Longitude  
-79.7427



**5712**

**Multi-Family Residential: Defuniak Springs, FL**  
W/S of US Highway 331 S  
Defuniak Springs, 32435  
Walton County  
Tax ID: 25-3N-19-19070-001-8790

29.03 ± Acres

Agent  
Austin Fisher  
SVN | Saunders Ralston Dantzler  
850-545-9132  
austin.fisher@svn.com

Latitude  
30.71634

Longitude  
-86.123022



**5713** **JUST ADDED**

**Barndominium: Elba, AL**  
533 Smith Avenue  
Elba, Alabama 36323

7.81 ± Acres

Tax ID: 19-11-03-08-4-002-003.000; 19-11-03-08-1-000-023.00

Agent  
Seven Hills Auctions  
800.742.9165  
info@7Hauctions.com

Latitude  
31.4203

Longitude  
-86.0581



**5714**

**Commercial Building: Anniston, AL**  
920 W 10th St  
Anniston, Alabama 36201  
Calhoun County  
Lot(s) 14 & 18, Blk B  
Tax ID: 21-03-07-2-001-068.000, 21-03-07-2-001-067.000  
SQFT: 2,660±

0.49 ± Acres

Agent  
Seven Hills Auctions  
800.742.9165  
info@7Hauctions.com

Latitude  
33.6571

Longitude  
-85.8414



**5715**

**Single Family Residential: Mobile, AL**  
5100 Geoffrey Dr  
Mobile, Alabama 36693  
Mobile County  
Canterbury Hights, Lot(s) 42  
Tax ID: 33-02-10-4-001-031  
SQFT: 1798±

0.39 ± Acres

Agent  
Seven Hills Auctions  
800.742.9165  
info@7Hauctions.com

Latitude  
30.6245

Longitude  
-88.1586



**5716**

**Single Family Residential: Birmingham, AL**  
1113 Meadow Ln  
Birmingham, Alabama 35228  
Jefferson County  
Galewood, Lot(s) 15 BLK 2  
Tax ID: 29-00-18-3-003-003.000  
SQFT: 1992±

0.2 ± Acres

Agent  
Seven Hills Auctions  
800.742.9165  
info@7Hauctions.com

Latitude  
33.4716

Longitude  
-86.8996



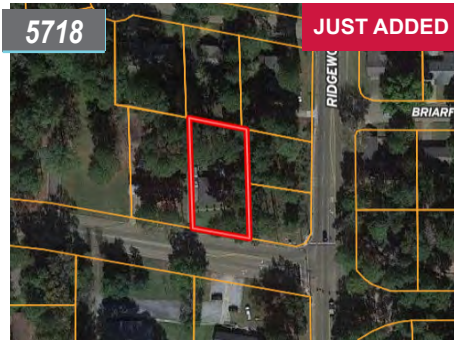
5717

**Single Family Residential: Montgomery, AL**

3019 Brewton St  
 Montgomery, Alabama 36109  
 Montgomery County  
 Oak Forest, Lot(s) 15 BLK C  
 Tax ID: 10-02-3-001-004.000  
 SQFT: 1200±

**Agent** Latitude 32.3809

Seven Hills Auctions  
 800.742.9165  
 info@7Hauctions.com Longitude -86.2659



5718

JUST ADDED

**Single Family Residential: Jackson, MS**

640 Briarwood Dr  
 Jackson, Mississippi 31768  
 Hinds County  
 Lot(s) 3  
 Tax ID: 0504-0576-000

**Agent** Latitude 32.3804

Seven Hills Auctions  
 800.742.9165  
 info@7Hauctions.com Longitude -90.1426



5719

**Single Family Residential: Jackson, MS**

2150 McDowell Rd  
 Jackson, Mississippi 31768  
 Hinds County  
 West Veiv, Lot(s) 1 BLK B  
 Tax ID: 0630-0076-000  
 SQFT: 1416±

**Agent** Latitude 32.2775

Seven Hills Auctions  
 800.742.9165  
 info@7Hauctions.com Longitude -90.2531



5720

**Vacant Residential Lot: Cumming, GA**

4225 Penion Pt  
 Cumming, Georgia 30028  
 Forsyth County  
 Pheasant Run, Lot(s) 45  
 Tax ID: 074-120

**Agent** Latitude 34.2643

Adrienne Nace  
 ERA Sunrise Realty  
 404.667.5722  
 thehomefindersgroup@gmail.com Longitude -84.2044



5721

**Single Family Residential: Macon, GA**

322 Spikes St  
 Macon, Georgia 31206  
 Bibb County  
 Enterprise, Lot(s) 3 & Part of 4 block 24  
 Tax ID: Q091-0476  
 SQFT: 964±

**Agent** Latitude 32.8111

Adrienne Nace  
 ERA Sunrise Realty  
 404.667.5722  
 thehomefindersgroup@gmail.com Longitude -83.6387



5722

**Residential Lot: Macon, GA**

760 Peachtree St  
 Macon, Georgia 31217  
 Bibb County  
 Fairveiw Subdivision  
 Tax ID: S071-0508

**Agent** Latitude 32.844

Adrienne Nace  
 ERA Sunrise Realty  
 404.667.5722  
 thehomefindersgroup@gmail.com Longitude -82.50636



5723

JUST ADDED

**Single Family Residential: Birmingham, AL**

1601 13th Pl S  
 Birmingham, Alabama 32312  
 Jefferson County  
 Lot(s): Lot 4 Block 1  
 Tax ID: 29-00-12-1-004-005.000  
 SQFT: 1250±

**Agent** Latitude 33.4909

Seven Hills Auctions  
 800.742.9165  
 info@7Hauctions.com Longitude -86.8047



5724

JUST ADDED

**Single Family Residential: Saraland, AL**

303 Mignonette Ave  
 Saraland, Alabama 31768  
 Mobile County  
 Bayou Norton, Lot(s): Lot 59  
 Tax ID: Q091-0476  
 SQFT: 1407±

**Agent** Latitude 32.8111

Seven Hills Auctions  
 800.742.9165  
 info@7Hauctions.com Longitude -83.6387

*\*All properties are subject to an extending bidding period. See full terms and conditions for more detail.*



**ONLINE AUCTION**  
**WWW.MPA-SC.COM**

**BIDDING ENDS JULY 12**



**2007 Pathfinder 2200 Center Console Boat**  
 Hull ID: WAD0108755  
 Motor: 200 HP Mercury, Model:200XL0PT1  
 Serial #: MAD008714  
 GPS: Garmin  
 Trolling Motor: Minn-Kota Ulterra with ipilot  
 (needs new batteries)



**2008 F-250 Super Duty 4x4, Crew Cab, Flatbed**  
 Mileage: 333091  
 Color: Red w/ Dark grey Leather and Tan interior  
 Vin #: 1FTSW21Y08ED88207  
 Drive train: 6.8L Triton V10



**1961 Volkswagen Beetle, Model 2S**  
 VIN #: 4 001 049  
 Mileage: 290  
 Color: Pearl White with orange trim and interior.  
 Vin #: 4 011 049  
 Drive train: 2213 Cubic Inch motor w/ a Freeway Flyer Transmission  
 Note: This vehicle has had a complete restoration.



**House Boat**  
 Approximately 12' x 40'  
 Note: Damaged Transom



**Meadow Creek Custom Barbeque Trailer With Sink**  
 Trailer includes: one large gas grill w/ a stainless Steel easy flip grate, one Large Charcoal Grill and three sinks with a hot water heater.



**1950's Cushman Scooter**  
 Motor: Cushman Husky, Bore: 2-5/8 Stroke 2-3/4



**16' Car Hauler Trailer by Global with Composite Deck**  
 Model: GTPU62-16-21  
 VIN: 1G9PU1625AB336322



**3 - Castaway Deer Feeders**  
 350 LB Hanging Castaway Feeders Commercial Grade



**FEATURED:**  
**2021 Tiffin Phaeton XSF Motorhome**

*This RV brings maximum space, optimal organization, relaxation, and an elegant atmosphere. It's a great home away from home for extended or shorter trips. Whether the slides are closed for traveling or open, its many features are accessible and ready to enjoy.*

Vin #: 5VBA57A1MA121831  
 Serial # 40IH0127030219435  
 Mileage: 7,352



# 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 or \$250.00 whichever is greater. 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 execute the Purchase and Sale Agreement and remit an earnest deposit within 24 hours. 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 3 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for

a Non-Compliance Fee of \$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 three (3) minutes of the auction the ending time of the auction for ALL properties will be extended for three (3) minutes. The bidding on ALL properties will remain open until no further bids have been placed on ALL properties for three (3) 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 may be 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.



MEMBERS

Seven Hills Auctions, LLC: Auction License:  
TN: 7182, GA: AU-C003134, FL: AB3765, AL:C-253, A5495, MS: #1613;

William C. Lee III, Broker, Firm  
GA-77326, FL-CQ1057830, AL-000147503-0, MS-23814.

South Carolina Properties Selling in Conjunction with Meares Property Advisors Inc.  
SC Auction Firm License 4109, Daron Meares, Broker in Charge.

Seven Hills  
AUCTIONS

JULY 2023