

ONLINE

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11

PROPERTIES ACROSS AL, GA, MS, & TX



# AUCTION SHOWCASE



Seven  Hills  
AUCTIONS

800.742.9165  
7Huctions.com



AUCTION ENDS NOON FEB 11TH

# auction showcase

PROPERTIES ACROSS AL, GA, MS, &TX  
BANK OWNED, PRIVATE EQUITY, AND MORE!

Seven Hills Auctions is proud to announce we have an Auction Showcase event featuring properties across Alabama, Georgia, Mississippi, and Texas. This auction has a great collection of single family homes, waterfront homesites, a former bank branch, and warehouse. Our Showcase events are a great opportunity to buy directly from Super Regional Banks, Private Equity Groups, and other highly motivated sellers. Get in the Auction Today! Bidding for this auction is at 7Hauctions.com and ends Tuesday, February 11th at Noon (EST).



**Waterfront Homesite: Galveston, TX**

3102 Road Less Traveled  
Galveston, Texas 77554  
Galveston County  
Galveston Bay Club, Partial Replat (2014), Lot(s) Abstract 121,  
Block 1, Lot 1  
Tax ID: 3504-0001-0001-000

0.38± Acres

**Agent** Latitude  
Ryan Jockers 29.22543  
Better Homes and Gardens Real Estate  
281-685-1889 Longitude  
Ryan.Jockers@GaryGreene.com -94.93486



**Waterfront Homesite: Galveston, TX**

3118 Road Less Traveled  
Galveston, Texas 77554  
Galveston County  
Galveston Bay Club, Partial Replat (2014), Lot(s) Abstract 121,  
Block 1, Lot 3  
Tax ID: 3504-0001-0003-000

0.14± Acres

**Agent** Latitude  
Ryan Jockers 29.22514  
Better Homes and Gardens Real Estate  
281-685-1889 Longitude  
Ryan.Jockers@GaryGreene.com -94.93547



**Mobile Home: & Homesite: Warm Springs, GA**

647 Parham Street  
Warm Springs, Georgia 31830  
Meriwether County  
Dr. Hunter's Subdivision No. 2, Lot(s) 1  
Tax ID: 13-02-04-4-005-018.001  
SQFT: 1,296±

0.24± Acres

**Agent** Latitude  
Adrienne Nace 32.89979  
ERA Sunrise Realty  
404-667-5722 Longitude  
TheHomeFindersGroup@gmail.com -84.6854



**Single Family Residence: Canton, GA**

8609 Cumming Hwy  
Canton, Georgia 30115  
Cherokee County  
Lot(s) 2  
Tax ID: 03N10201  
SQFT: 1,174±

0.53± Acres

**Agent** Latitude  
Adrienne Nace 34.2542  
ERA Sunrise Realty  
404-667-5722 Longitude  
TheHomeFindersGroup@gmail.com -84.3502



**Single Family Residence: McDonough, GA**

482 Stallworth Rd  
McDonough, Georgia 30252  
Henry County  
Tax ID: 168-01004000  
SQFT: 792±

0.86± Acres

**Agent** Latitude  
Adrienne Nace 33.43026  
ERA Sunrise Realty  
404-667-5722 Longitude  
TheHomeFindersGroup@gmail.com -84.01323



**Single Family Residence: Ball Ground, GA**

633 Groover St  
Ball Ground, Georgia 30107  
Cherokee County  
Creskide at Farmers Crossing, Lot(s) 8  
Tax ID: 94N06A208  
SQFT: 1929±

0.17± Acres

**Agent** Latitude  
Adrienne Nace 34.33979  
ERA Sunrise Realty  
404-667-5722 Longitude  
TheHomeFindersGroup@gmail.com -84.36986



**Former Bank Branch: Madisonville, TX**

207 E Main Street  
Madisonville, Texas 77554  
Madison County  
Tax ID: 24842  
SQFT: 9,384±

0.61± Acres

**Agent** Latitude  
David Coleman 30.94992  
Coleman & Patterson  
936-661-3411 Longitude  
David@ColemanAndPatterson.com -95.91299





6017

**Single Family Residence: Macon, GA**

970 Emery Highway  
Macon, Georgia 30115  
Bibb County  
Tax ID: S071-0208  
SQFT: 1,320±

0.11± Acres

Bed(s): 3  
Bath(s): 2

**Agent**  
Adrienne Nace  
ERA Sunrise Realty  
404-667-5722  
TheHomeFindersGroup@gmail.com

Latitude  
32.84846

Longitude  
-83.60811



6020

**Industrial 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, LLC  
800-742-9165  
info@7Hauctions.com

Latitude  
33.6571

Longitude  
-85.8414



6021

**Waterfront Single Family Residence: Blountsville, AL**

268 Morris Road  
Blountsville, Alabama 35031  
Blount County  
Tax ID: 08-03-08-0-000-012.005  
SQFT: 2,718±

2.9± Acres

Bed(s): 4  
Bath(s): 3

**Agent**  
Nancy Drinkard  
RE/MAX Marketplace  
205-368-6556  
Nancy@TrussvilleMarketPlace.com

Latitude  
34.08813

Longitude  
-86.45995



6022

**Single Family Residence: Tusculumbia, AL**

207 N. Mulberry Street  
Tusculumbia, Alabama 35674  
Colbert County  
Tax ID: 13-02-04-4-005-018.001  
SQFT: 1,363±

0.2± Acres

Bed(s): 3  
Bath(s): 2

**Agent**  
Seven Hills Auctions, LLC  
800-742-9165  
info@7Hauctions.com

Latitude  
34.73043

Longitude  
-87.69319



6025

**Single Family Residence: Edwards, MS**

311 Osbourne Street  
Edwards, Mississippi 39066  
Hinds County  
Osbourne District Town of Edwards, Lot(s) 14  
Tax ID: 4970-0075-000  
SQFT: 1,900±

0.53± Acres

Bed(s): 3  
Bath(s): 2

**Agent**  
Tommy Payne  
Payne Realty  
601-940-9503  
Tommy@PayneRealtyMS.com

Latitude  
32.33174

Longitude  
-90.6038



6026

**Single Family Residence: Jackson, MS**

5221 Gertrude Drive  
Jackson, Mississippi 39204  
Hinds County  
Raymond Road Farms, Lot(s) 1, Block F  
Tax ID: 0833-0142-000  
SQFT: 1445±

0.57± Acres

Bed(s): 3  
Bath(s): 1

**Agent**  
Seven Hills Auctions, LLC  
800-742-9165  
info@7Hauctions.com

Latitude  
32.27625

Longitude  
-90.27015



6027

**Single Family Residence: Clinton, MS**

710 Franklin Drive  
Clinton, Mississippi 39056  
Hinds County  
McDonald Heights, Part 2, Lot(s) 25  
Tax ID: 2862-0068-012  
SQFT: 2,072±

0.41± Acres

Bed(s): 3  
Bath(s): 2

**Agent**  
Tommy Payne  
Payne Realty  
601-940-9503  
Tommy@PayneRealtyMS.com

Latitude  
32.34414

Longitude  
-90.30658



6028

**Single Family Residence: Brooklyn, MS**

55 Sunshine Road  
Brooklyn, Mississippi 39425  
Perry County  
Tax ID: 156-23-002.001  
SQFT: 1,005±

4.92± Acres

Bed(s): 2  
Bath(s): 1

**Agent**  
Judy Corts  
RE/MAX Real Estate Partners  
601-606-8700  
JudyCorts@gmail.com

Latitude  
31.03637

Longitude  
-88.96848



6029

**Single Family Residence: Jackson, MS**

205 Carmel Avenue  
Jackson, Mississippi 39204  
Hinds County  
Alta Woods Park Part 2, Lot(s) 4  
Tax ID: 0214-0026-000  
SQFT: 1,701±

0.42± Acres

Bed(s): 2  
Bath(s): 1

**Agent**  
Seven Hills Auctions, LLC  
800-742-9165  
info@7Hauctions.com

Latitude  
32.27836

Longitude  
-90.2166



## TERMS AND 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 wins the bid and fails to sign the Purchase and Sale Agreement or remit the earnest deposit within three days of receiving the agreement, they will be deemed in "Non-Compliance" with the auction terms and will incur a Non-Compliance Fee of \$5,000. This fee serves as a penalty for not adhering to the auction's Terms and Conditions. By placing a bid, the bidder/user authorizes Seven Hills Auctions to charge the credit card on file in case of such non-performance. At its

discretion, the auctioneer may charge the credit card on file or use other means to collect the fees. Any bidder who fails to sign the Purchase and Sale Agreement or remit the earnest deposit may also be barred from participating in future auctions conducted by the auctioneer. Upon Non-Compliance, the Seller and Auctioneer reserve 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 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.



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-24292.  
Texas Properties Selling in Conjunction with Coleman & Patterson Real Estate;  
Texas Auction Firm License 13489, Real Estate Firm 530027.



MEMBERS

FEBRAURY 2025