

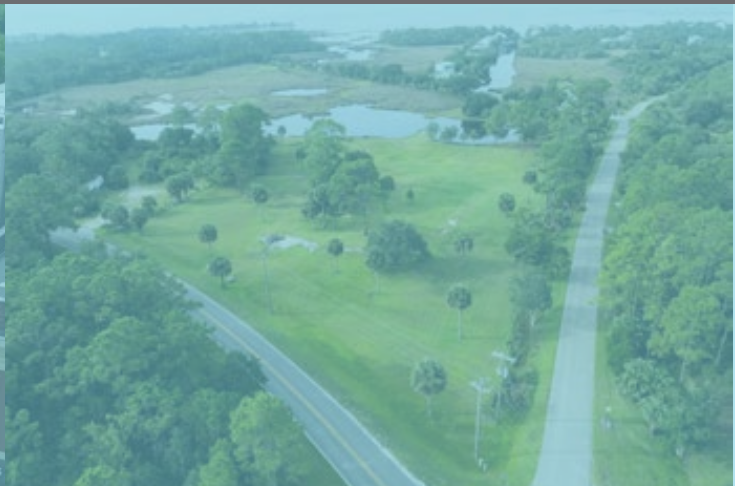
online real estate

auCTION

August
18

29
PROPERTIES

ACROSS AL, FL, GA, IL, MS, SC, TN, & TX



Selling by Order of Super Regional Banks, Private Equity Funds and Other Highly Motivated Sellers!



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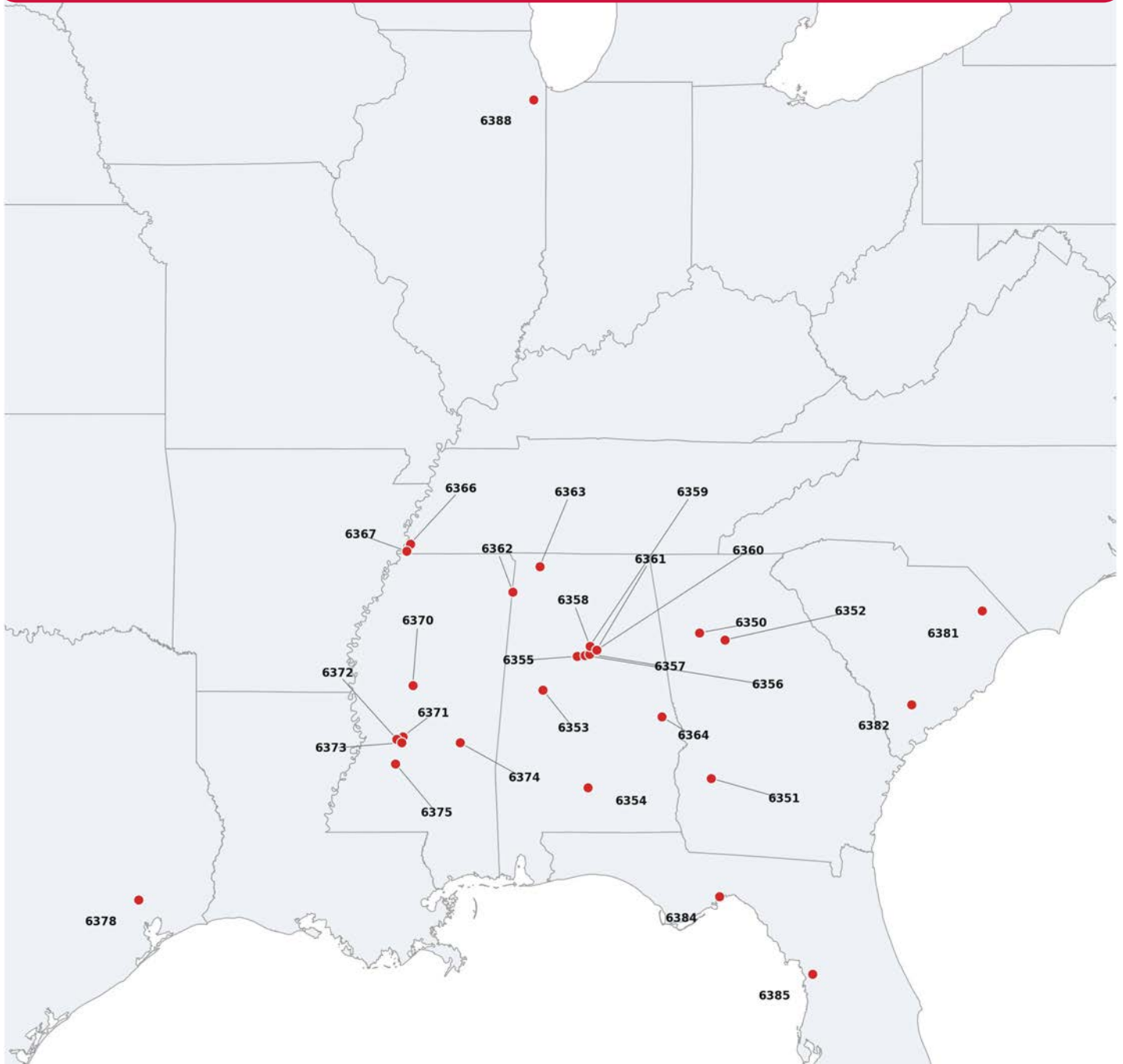
Seven  Hills
AUCTIONS

7HAUCTIONS.COM

AUCTION SHOWCASE

Seven Hills Auctions is thrilled to present a powerhouse lineup of bank-owned and institution-direct assets. Featuring 29 properties across Alabama, Georgia, Mississippi, Texas, Illinois, Florida, and South Carolina. This event showcases single-family homes, bulk lot packages, commercial buildings, commercial land, and high-value development parcels, all offered by financial institutions, hedge funds, private equity groups, and other sellers who are ready to move these assets now. If you're looking to buy directly from highly motivated sellers, this is your moment to capitalize on rare access, real urgency, and nationwide inventory. This is the auction you do not want to miss!

BIDDING ENDS: AUGUST 18, NOON (EDT)



6350



High Visibility Corner

Vacant Land: Powder Springs, GA

S/S Powder Springs Rd
Powder Springs, Georgia 30127
Cobb County
Tax ID: 19-0872-0-013-0

1.27 ± Acres
Latitude:
33.85915
Longitude:
-84.6697

Agent

Brett Taylor
Seven Hills Auctions
229-873-7101
brett@7hauctions.com

6351



Bank Owned

Single Family Residential: Dawson, GA

236 Gordon St SW
Dawson, Georgia 39842
Terrell County
Tax ID: D03-169
Fairground Addition Subdivision
SQFT: 1,814±

0.12 ± Acres
Latitude:
31.7721
Longitude:
-84.45055

Agent

Seven Hills Auctions
800-742-9165
info@7hauctions.com

Year Built: 1930
Bed(s):3
Bath(s):2

6352



Bank Owned

Commercial Building: Stone Mountain, GA

1273 S Hairston Road
Stone Mountain, Georgia 30088
DeKalb County
Tax ID: 15-224-01-162
SQFT: 7,479±

1.26 ± Acres
Latitude:
33.75825
Longitude:
-84.1977

Agent

Matt Parisi
Industry Real Estate Partners
404-323-3107
mparisi@industry-rep.com

Year Built: 1986

6353



Bank Owned

High Visibility Corner Land: Moundville, AL

SEC of Highway 69 & Lower Hull Road
Moundville, Alabama 35474
Tuscaloosa County
Tax ID: 43-0521-0-000-039.002

3.19 ± Acres
Latitude:
33.03995
Longitude:
-87.5848

Agent

Stephanie McCullar
Legacy Lane Homes Group LLC - NextHome
Legacy Group
205-310-3601
Lenamorganrealtor@gmail.com

6354



Bank Owned

Single Family Residential: Georgiana, AL

208 West Mill St
Georgiana, Alabama 36033
Butler County
Tax ID: 1708272001017000
SQFT: 2,653±

0.56 ± Acres
Latitude:
31.63745
Longitude:
-86.74455

Agent

Chris Ingram
Realty Central
334-322-6845
chrisi@realtycentralalabama.com

Year Built: 1911
Bed(s):4
Bath(s):2.5

6355



Bank Owned

Single Family Residential: Birmingham, AL

6712 Holland Ave
Birmingham, Alabama 35224
Jefferson County
Tax ID: 21-00-34-2-008-006.000
Edgewater Subdivision
SQFT: 946±

0.24 ± Acres
Latitude:
33.52225
Longitude:
-86.9491

Agent

Bridget Sikora
Ray & Poyner Properties
205-910-0594
Bridgetsikora66@gmail.com

Year Built: 1915
Bed(s):2
Bath(s):2

6356



Bank Owned

Single Family Residential: Birmingham, AL

2817 Norwood Blvd
Birmingham, Alabama 35234
Jefferson County
Tax ID: 22-00-24-3-006-007.000
Birmingham Realty Subdivision
SQFT: 1,410±

0.17 ± Acres
Latitude:
33.53755
Longitude:
-86.8055

Agent

Bridget Sikora
Ray & Poyner Properties
205-910-0594
Bridgetsikora66@gmail.com

Year Built: 1930
Bed(s):2
Bath(s):2

6357



Bank Owned

Single Family Residential: Birmingham, AL

731 77th St S
Birmingham, Alabama 35206
Jefferson County
Tax ID: 23-00-14-1-027-008.000
Howard College Estates Subdivision
SQFT: 1,509±

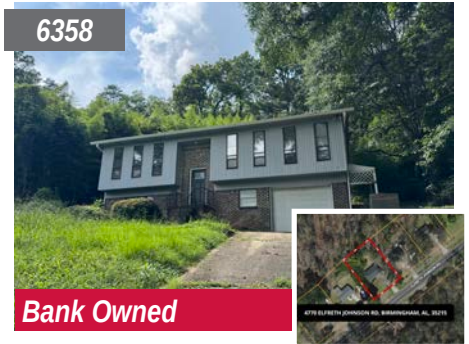
0.17 ± Acres
Latitude:
33.55485
Longitude:
-86.71735

Agent

Bridget Sikora
Ray & Poyner Properties
205-910-0594
Bridgetsikora66@gmail.com

Year Built: 1957
Bed(s):4
Bath(s):2

6358



Bank Owned

Single Family Residence: Birmingham, AL

4770 Elfret Johnson Road
Birmingham, Alabama 35215
Jefferson County
Tax ID: 13-00-02-4-000-011.000
PINSON PLAZA 1 SEC 13-2-4 Subdivision
SQFT: 1,440±

0.34 ± Acres
Latitude:
33.6699
Longitude:
-86.71165

Agent

Bridget Sikora
Ray & Poyner Properties
205-910-0594
bridgetsikora66@gmail.com

Year Built: 1974
Bed(s):3
Bath(s):2

6359

**Bank Owned****Single Family Residence: Birmingham, AL**

4778 Elfreth Johnson Road
Birmingham, Alabama 35215
Jefferson County
Tax ID: 13-00-02-4-000-013.000
PINSON PLAZA 1 SEC 13-2-4 Subdivision
SQFT: 1,106±

0.34 ± Acres
Latitude:
33.67023
Longitude:
-86.71111

Agent
Bridget Sikora
Ray & Poynor Properties
205-910-0594
bridgetsikora66@gmail.com

Year Built: 1973
Bed(s): 3
Bath(s): 2

6360

**Bank Owned****Vacant Residential Lot: Trussville, AL**

6795 Ivy Way
Trussville, Alabama 35173
Jefferson County
Tax ID: 11-00-30-3-001-002.078
Lake Highland Subdivision

0.89 ± Acres
Latitude:
33.61245
Longitude:
-86.5847

Agent
Bridget Sikora
Ray & Poynor Properties
205-910-0594
Bridgetsikora66@gmail.com

6361

**Bank Owned****Vacant Residential Lot: Trussville, AL**

6789 Ivy Way
Trussville, Alabama 35173
Jefferson County
Tax ID: 11-00-30-3-001-002.077
Lake Highland Subdivision

0.8 ± Acres
Latitude:
33.61225
Longitude:
-86.5852

Agent
Bridget Sikora
Ray & Poynor Properties
205-910-0594
Bridgetsikora66@gmail.com

6362

**Bank Owned****Restaurant Building: Red Bay, AL**

607 4th St NW
Red Bay, Alabama 35582
Franklin County
Tax ID: 07-04-19-0-000-042.000-0
SQFT: 3200±

0.44 ± Acres
Latitude:
34.4473
Longitude:
-88.14791

Agent
Troy Woodis
Avalon CRE, LLC
256-366-4444
avaloncre@gmail.com

Year Built: 1978

6363

**Bank Owned****Single Family Residential: Florence, AL**

320 S Richards St
Florence, Alabama 35630
Lauderdale County
Tax ID: 24-01-12-1-007-020.000
SQFT: 676±

0.17 ± Acres
Latitude:
34.80785
Longitude:
-87.64615

Agent
Lydia Collins
Southern Lakes Real Estate
256-710-2018
LydiaCollins36@gmail.com

Year Built: 1948
Bed(s): 2
Bath(s): 1

6364

**Bank Owned****Single Family Residential: Opelika, AL**

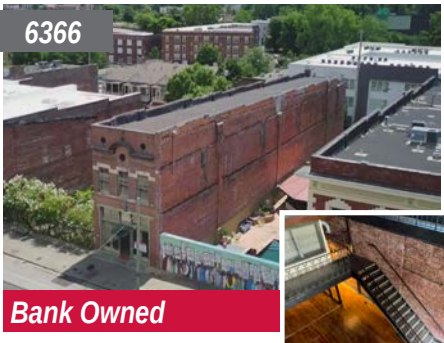
102 Dover Street
Opelika, Alabama 36801
Lee County
Tax ID: 10-03-07-1-001-026.000
SQFT: 844±

0.17 ± Acres
Latitude:
34.80785
Longitude:
-87.64615

Agent
Seven Hills Auctions
800.742.9165
info@7hauctions.com

Year Built: 1950
Bed(s): 1
Bath(s): 1

6366

**Bank Owned****Historic Office/Retail Building Downtown: Memphis, TN**

390 South Main St
Memphis, Tennessee 38103
Shelby County
Tax ID: 00-2118-0-0007
South Memphis Subdivision
SQFT: 10,000±

0.08 ± Acres
Latitude:
35.13561
Longitude:
-90.05765

Agent
Andrew Phillips
Colliers
901-289-6805
andrew.phillips@colliers.com

Year Built: 1900
Selling in Association with
Morris Realty and Auction

6367

**Bank Owned****Single Family Residential: Memphis, TN**

1871 Gooch Rd
Memphis, Tennessee 38109
Shelby County
Tax ID: 08-2010-0-0126
Weaver Subdivision
SQFT: 998±

1.32 ± Acres
Latitude:
35.0316
Longitude:
-90.12655

Agent
Allyson Smothers
Crye-Leike Realtors
901-484-6194
allyson@allysonsmothers.com

Year Built: 1980
Bed(s): 3
Bath(s): 1
Selling in Association with
Morris Realty and Auction

6370

**17 Acres, 1/2 Mile of****17 Acres with Former C-Store: Lexington, MS**

24022 Highway 12
Lexington, Mississippi 39095
Holmes County
Tax ID: 223200800
Property includes a former C-Store & Carwash

17 ± Acres
Latitude:
33.10368
Longitude:
-90.01093

Agent
Seven Hills Auctions
800.742.9165
info@7hauctions.com

6371

**Bank Owned****Single Family Residential: Jackson, MS**

101 Lake Of Pines Dr
Jackson, Mississippi 39206
Hinds County
Tax ID: 0721-0150-000
Pine Lake Subdivision
SQFT: 1,826±

Agent

Terri Jones
Simply Realty
601-573-7740
tr.jones@comcast.net

0.4 ± Acres

Latitude:

32.37075

Longitude:

-90.1968

Year Built: 1968

Bed(s):3

Bath(s):2

6372

**Bank Owned****Retail Building: Clinton, MS**

303 Clinton Blvd
Clinton, Mississippi 39056
Hinds County
Tax ID: 2861-0216
Morrison Heights Shopping Center
SQFT: 2,500±

Agent

Bruce Payne
Payne Realty
601-946-1410
Bruce@paynerealtyms.com

0.19 ± Acres

Latitude:

32.33505

Longitude:

-90.3105

Year Built: 1962

6373

**Bring All Bids****Single Family Residential: Jackson, MS**

1819 East Drive
Jackson, Mississippi 39204
Hinds County
Tax ID: 2130139000
Alta Woods Park Subdivision
SQFT: 1,387±

Agent

Seven Hills Auctions
800.742.9165
info@7hauctions.com

0.3 ± Acres

Latitude:

32.28241

Longitude:

-90.22013

Year Built: 1950

Bed(s):3

Bath(s):2

6374

**Bank Owned****Single Family Residential: Newton, MS**

3596 Shelby Rd
Newton, Mississippi 39345
Newton County
Tax ID: 070R-12-00-017.00
SQFT: 4,202±

Agent

Terry Winstead
Winstead Realty Inc
601-917-4850
TerryWinstead@aol.com

5.33 ± Acres

Latitude:

32.28405

Longitude:

-89.1318

Year Built: 2020

Bed(s):4

Bath(s):3

6375

**Bank Owned****Single Family Residential: Crystal Springs, MS**

1101 Browntowne Ln
Crystal Springs, Mississippi 39059
Copiah County
Tax ID: 1-035F-30-002.00
SQFT: 1,134±

Agent

Zach Smith
Betsy Smith Properties
601-757-3469
Zachary@betsysmithproperties.com

2.68 ± Acres

Latitude:

31.9816

Longitude:

-90.3314

Year Built: 1988

Bed(s): 3

Bath(s): 2

6378

**Bank Owned****Single Family Residential: Huffman, TX**

412 Emerald Thicket Ln
Huffman, Texas 77336
Harris County
Tax ID: 145-243-001-0022
Woodland Lakes, Sec 5 Subdivision
SQFT: 1897±

Agent

Veso Kossev
The Kossev Group
281-221-3812
veso@thekossevgroup.com

0.1 ± Acres

Latitude:

30.0291

Longitude:

-95.11445

Year Built: 2022

Bed(s):3

Bath(s):2.5

Selling in Association with
Riata Real Estate

6381

**Bank Owned****Single Family Residential: Marion, SC**

504 W Mullins St
Marion, South Carolina 29571
Marion County
Tax ID: 510-05-13-000-000
SQFT: 1,021±

Agent

Rob Porter
Coldwell Banker McMillan & Assoc
502-794-0931
rgporter21@gmail.com

0.25 ± Acres

Latitude:

34.17605

Longitude:

-79.40779

Year Built:

Bed(s):3

Bath(s):1

6382

**Bank Owned****Vacant Residential Lot: Isle Of Palms, SC**

284 Pelican Flight
Isle Of Palms, South Carolina 29451
Charleston County
Tax ID: 608-14-00-046
Deweese Island Subdivision

Agent

Connie White
Connie White Real Estate
843-532-3356
connie@conniewhiteteam.com

1.68 ± Acres

Latitude:

32.83155

Longitude:

-80.71814

6384

**Development Opportunity****12.88± Acres Development Opportunity: Crawfordville (Shell Point), FL**

SEC of Shell Point Road and Kornegay Way
Crawfordville, Florida 32327
Wakulla County
Tax ID: 00-00-121-000-11962-003

Agent

Michael Lee
Flamingo Realty
850-339-9346
michael@flamingorealty.net

12.88 ± Acres

Latitude:

30.0744

Longitude:

-84.30025

6385

**Bank Owned****Mobile Home on 4.97± Acres: Dunnellon, FL**

6975 N Gold Leaf Pt
Dunnellon, Florida 34433
Citrus County
Tax ID: 17E-17S-35-0000-4B000-0830

SQFT: 1,056±

Agent

Lena Morgan
LPT Realty
352-455-6465
Lenamorganrealtor@gmail.com

4.97 ± Acres

Latitude:
28.9633
Longitude:
-82.5658

Year Built: 1999

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

6388

**No Reserve****16 Townhome Lots: Matteson, IL**

958 Regent Drive
Matteson, Illinois 60443
Cook County

Tax ID: 31-20-202-013-000, 31-20-202-012-0000, 31-20-202-011-0000, 31-20-202-010-0000, 31-20-202-029-0000, 31-20-202-028-0000, 31-20-202-027-0000, 31-20-202-026-0000, 31-20-202-025-0000, 31-20-202-024-0000, 31-20-202-019-0000, 31-20-202-018-0000, 31-20-202-017-0000, 31-20-202-016-0000, 31-20-202-015-0000, 31-20-202-014-0000

Regents Pointe Subdivision

Agent

Selling in Association with Rick Levin & Associates

0.72 ± Acres

Latitude:
41.50805
Longitude:
-87.75645

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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.

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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 per property. 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.

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