

real estate
auCTION
online



SELLING BY DIRECT ORDER OF REGIONAL AND SUPER REGIONAL BANKS

**ALABAMA, ARKANSAS, GEORGIA,
MISSISSIPPI & TENNESSEE**

Seven  Hills
AUCTIONS

BIDDING ENDS

MISSISSIPPI & TENNESSEE
3100 Series Properties
Wednesday, April 1
Noon (CDT)

ALABAMA & GEORGIA
3200 Series Properties
Thursday, April 2
11:00 A.M. (CDT)

ARKANSAS
3300 Series Properties
Thursday, April 2
2:00 P.M. (CDT)

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 all owned by regional and super regional banks across the southeast. These sellers are highly motivated and ready to sell. Our best advice is do not bid unless you are ready to own the property!

It is important to remember that although the sellers provide 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 with any questions, comments or concerns. We will be glad to assist you.

Good Luck!

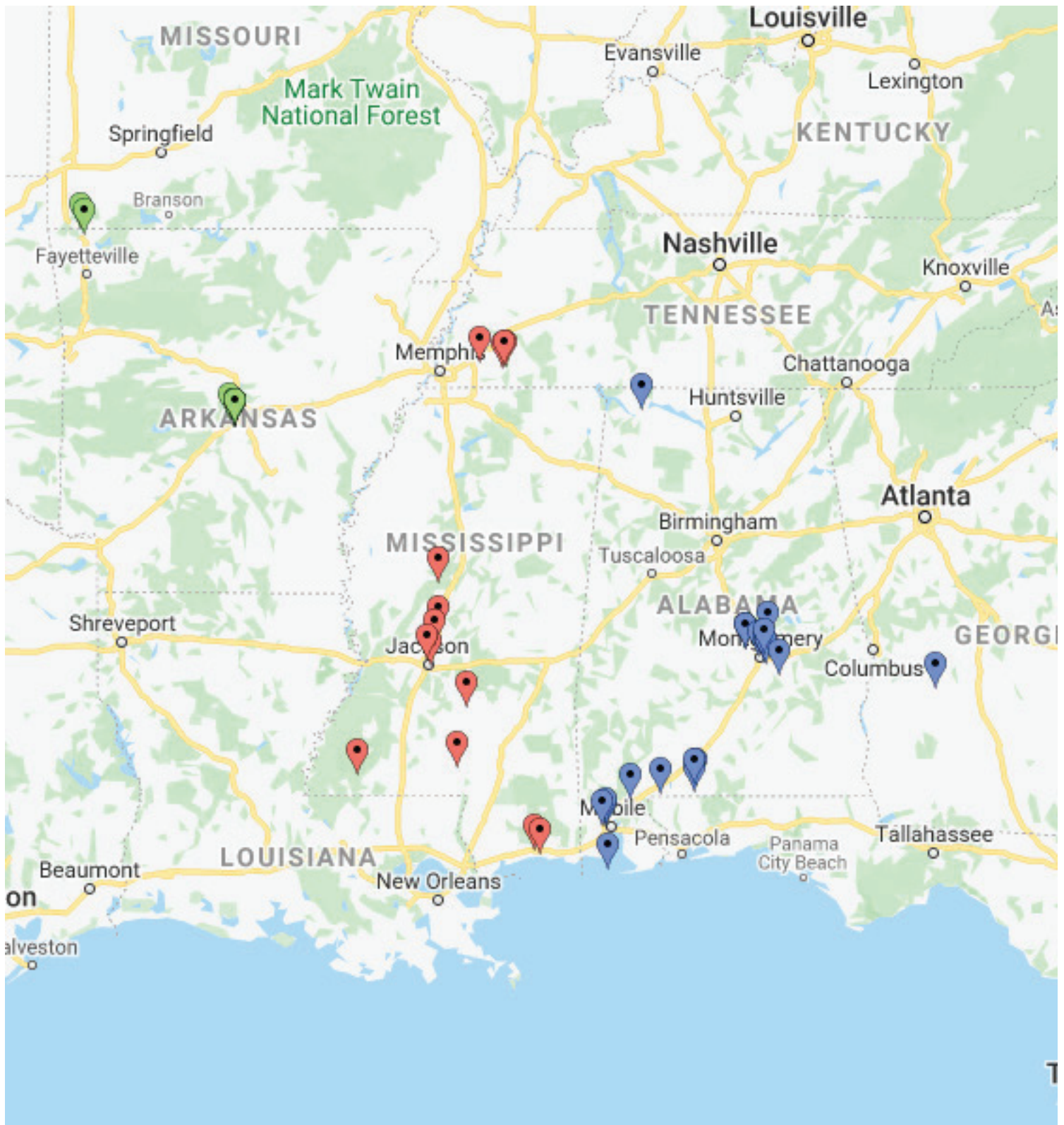
BIDDING ENDS

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Location Map



Visit [7Hauctions.com](https://7hauctions.com) for an interactive map.

3101-3109

3101



Bayfront Commercial Land; Biloxi, MS

331 & 336 Bayview Ave
Biloxi, Mississippi 39530
Harrison County

4.601 ± Acres

Tax ID: 1410A-01-008.000; 1410A-01-039.000
Zoned WF (Waterfront)

Agent
Tim Carlson
Southeast Commercial Real Estate
228.276.2700
tcarlson@southeastcommercial.net

Latitude
30.408878

Longitude
-88.869702

3102



123K+ Sq Ft Commercial Building: Biloxi, MS

1735 Richard Rd
Biloxi, Mississippi 39532
Harrison County

6.11 ± Acres

Cedar Lake Wellness, Lot(s) 1
Tax ID: 1209H-01-001.000
SQFT: 123,322±

Agent
Tim Carlson
Southeast Commercial Real Estate
228.276.2700
tcarlson@southeastcommercial.net

Latitude
30.43414

Longitude
-88.936787

3103



Executive Home w/Acreage, Lexington, MS

8597 Brozville Road
Lexington, Mississippi 39095
Holmes County

17.8 ± Acres

Tax ID: 0150200801
Beds/Baths: 5/6.5

SQFT: 7,885±

Agent
Billy Turner
Britt Barnes Realty Group
601.267.2571
bturner@brittbarnes.com

Latitude
33.096534

Longitude
-90.070029

3104



Commercial Building with FF&E: Magee, MS

110 Pioneer Way
Magee, Mississippi 39111
Simpson County

9.92 ± Acres

Tax ID: 41839000260000003501
SQFT: 29,178±

Agent
Andrew Bush
Estes Group
601.613.3971
andrew@estesgroup.net

Latitude
31.861105

Longitude
-89.740129

3105



Single Family Home: Gloster, MS

NWC of Lower Gloster Road & Pearl Street
Gloster, Mississippi 39638
Amite County

0.2 ± Acres

Tax ID: 32 8343410601000
Beds/Baths: 3/1.5

SQFT: 1,593±

Agent
Melissa Field
United Country Southern States Realty
601.467.7070
mfield3@bellsouth.net

Latitude
31.196018

Longitude
-91.015324

3106



6 Bay Car Wash Facility: Columbia, MS

1479 Highway 13 North
Columbia, Mississippi 39429
Marion County

1 ± Acres

Tax ID: 163-32-000-02-004.00
SQFT: 3,564±

Agent
Blake Bridevaux
Doug Rushing Realty, Inc.
601.395.2619
blake@dougrushingrealty.com

Latitude
31.264563

Longitude
-89.835737

3107



Single Family Home: Jackson, MS

1106 W. Ridgeway Street
Jackson, Mississippi 39213
Hinds County

0.16 ± Acres

Tax ID: 422-143
Beds/Baths: 3/2

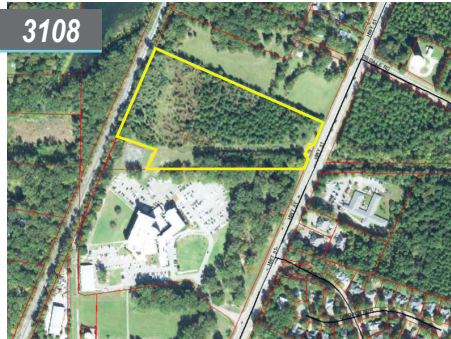
SQFT: 1,303±

Agent
Terri Jones
Simply Realty
601.573.7740
tr.jones@comcast.net

Latitude
32.341476

Longitude
-90.194943

3108



Commercial Land: Madison, MS

W/S of Highway 51 (South of Tisdale Rd.)
Madison, Mississippi 39110
Madison County

12.235 ± Acres

Tax ID: 072B-04B-001/01.00

Agent
William Fincher
Lee Hawkins Realty, Inc.
601.624.9314
william@leehawkinsrealty.com

Latitude
32.480576

Longitude
-90.101926

3109



Comm. Building (Former Bank Branch): Flowood, MS

1675 Highway 80 East
Flowood, Mississippi 39232
Rankin County

1.42 ± Acres

Tax ID: D08Q000021-00000, D08Q000020-00010
SQFT: 8,146±

Agent
Bruce Payne
Payne Realty
601.946.1410
bruce@paynerealtyms.com

Latitude
32.278748

Longitude
-90.14867

3110-3114



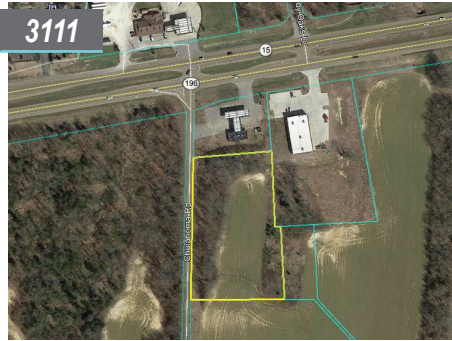
3110 Commerical Land: Canton, MS

Soldier Colony Road
Canton, Mississippi 39046
Madison County

5.65 ± Acres

Tax ID: 092F-23C-004/07.00; 092G-26 -009/08.00

| | |
|---|--|
| Agent William Fincher Lee Hawkins Realty, Inc. 601.624.9314 william@leehawkinsrealty.com | Latitude 32.606406 Longitude -90.065222 |
|---|--|



3111 Vacant Land: Oakland, TN

E/S of Chulahoma Road
Eads, Tennessee 38028
Fayette County

2.56 ± Acres

Tax ID: 024085-02002

| | |
|---|--|
| Agent Justin Wilbur Fayette Realty, LLC 901.412.6460 justinwilburn@bellsouth.net | Latitude 35.224041 Longitude -89.583300 |
|---|--|



3112 Residential Land With Two Mobile Homes: Somerville, TN

4405 Jernigan Drive
Somerville, Tennessee 38068
Fayette County

1.8 ± Acres

No Title To Mobile Homes
Tax ID: 111 031.00

| | |
|---|--|
| Agent Justin Wilbur Fayette Realty, LLC 901.412.6460 justinwilburn@bellsouth.net | Latitude 35.191918 Longitude -89.305066 |
|---|--|



3113 Vacant Land: Somerville, TN

Asbury Drive
Somerville, Tennessee 38068
Fayette County

19.44 ± Acres

Tax ID: 116 024.00

| | |
|---|--|
| Agent Justin Wilbur Fayette Realty, LLC 901.412.6460 justinwilburn@bellsouth.net | Latitude 35.181826 Longitude -89.285783 |
|---|--|



3114 Residential Land w/Mobile Home: Somerville, TN

265 Umbarger Road
Somerville, Tennessee 38068
Fayette County

5 ± Acres

No Title To Mobile Home
Tax ID: 116 011.00
SQFT: 1,352±

| | |
|---|--|
| Agent Justin Wilbur Fayette Realty, LLC 901.412.6460 justinwilburn@bellsouth.net | Latitude 35.162975 Longitude -89.316738 |
|---|--|

3201-3209

3201



Mobile Home Park: Americus, GA

247 GA Highway 49 S
Americus, Georgia 31719
Sumter County

5.3 ± Acres

Tax ID: 2702-209-3

Agent

Brett Taylor
Seven Hills Auctions
229.873.7101
brett@7hauctions.com

Latitude

32.050291

Longitude

-84.272502

3202



Industrial Warehouse: Montgomery, AL

3250 Atlanta Highway
Montgomery, Alabama 36109
Montgomery County

± Acres

Tax ID: 10 02 09 1 011 036.000
SQFT: 39,375±

Agent

TJ Williford
Partners Realty
334.546.5087
tj@partnersrealty.info

Latitude

32.383168

Longitude

-86.262929

3203



Single Family Home: Mobile, AL

4012 McGregor Oaks
Mobile, Alabama 36608
Mobile County

0.44 ± Acres

McGregor Oaks, Lot(s) 4
Tax ID: R-02-28-06-14-4-000-072.006
Beds/Baths: 6/6 with 2 Half

SQFT: 7,997±

Agent

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

Latitude

30.692102

Longitude

-88.146464

3204



Single Family Home: Sheffield, AL

3200 Almon Street
Sheffield, Alabama 35660
Colbert County

0.25 ± Acres

York Terrace, Lot(s) 126
Tax ID: 0708272008017000
Beds/Baths: 3/1.5

SQFT: 1304±

Agent

Kandaa Calvert
Realty South
256.710.8879
kcalvert@realtysouth.com

Latitude

34.768884

Longitude

-87.683211

3205



Bayfront Home: Dauphin Island, AL

417 Albright Drive
Dauphin Island, Alabama 36528
Mobile County

0.327 ± Acres

Pass Drury Addition, Lot(s) 9
Tax ID: 520100001901802X
Beds/Baths: 3/2

SQFT: 1800±

Agent

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

Latitude

30.256131

Longitude

-88.087893

3206



Retail/Restaurant Building: Brewton, AL

117 St. Joseph Ave
Brewton, Alabama 36426
Escambia County

0.05 ± Acres

Tax ID: 30 15 08 28 3 007 009.000
SQFT: 2,016±

Agent

Melissa McMillan
Hope Realty & Development
251.236.0195
hoperealtyanddevelopment@gmail.com

Latitude

31.104164

Longitude

-87.072032

3207



Mobile Home: Brewton, AL

82 Matthew Lane
Brewton, Alabama 36426
Escambia County

3 ± Acres

Tax ID: 2208280200007008
Beds/Baths: 3/2

SQFT: 2,188±

Agent

Melissa McMillan
Hope Realty & Development
251.236.0195
hoperealtyanddevelopment@gmail.com

Latitude

31.021548

Longitude

-87.067848

3208



Commercial Building: East Brewton, AL

222 Forrest Avenue
East Brewton, Alabama 36426
Escambia County

1 ± Acres

Tax ID: 1508332004015000
SQFT: 6,000±

Agent

Melissa Mullins
Hope Realty & Development
251.236.0195
hoperealtyanddevelopment@gmail.com

Latitude

31.097168

Longitude

-87.064839

3209



Whitewater Ridge a Coosa River Development: Wetumpka, AL

Whitewater Ridge
Wetumpka, Alabama 36092
Elmore County

122.41 ± Acres

14 Developed Lots, 13 Partially Developed Riverfront Lots, 29 Partially Developed Interior Lots, 7 Condo Pad Sites, 4,456± SF Clubhouse and Excess Land
Visit 7Huctions.com for complete details.

Agent

Mugs Mullins
House & Home Real Estate
334.850.1704
mugs@mugsmullins.com

Latitude

32.563456

Longitude

-86.227504

3210



36 Residential Lots & 239 AC: Fitzpatrick, AL

Woods N Water Lane
Fitzpatrick, Alabama 36029
Montgomery County

291.31 ± Acres

Visit 7Hauctions.com for complete details.

| | |
|--------------------------|------------|
| Agent | Latitude |
| Mugs Mullins | 32.186761 |
| House & Home Real Estate | |
| 334.850.1704 | Longitude |
| mugs@mugsmullins.com | -86.090786 |

3211A



22 Residential Lots: Prattville, AL

Heathstone Drive
Prattville, Alabama 36067
Autauga County

TBD ± Acres

Visit 7Hauctions.com for complete details.

| | |
|--------------------------|------------|
| Agent | Latitude |
| Mugs Mullins | 32.449756 |
| House & Home Real Estate | |
| 334.850.1704 | Longitude |
| mugs@mugsmullins.com | -86.480552 |

3211B



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

| | |
|--------------------------|------------|
| Agent | Latitude |
| Mugs Mullins | 32.442455 |
| House & Home Real Estate | |
| 334.850.1704 | Longitude |
| mugs@mugsmullins.com | -86.480404 |

3212



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
SQFT: 7,475±

| | |
|------------------------|------------|
| Agent | Latitude |
| TJ Williford | 32.296429 |
| Partners Realty | |
| 334.546.5087 | Longitude |
| tj@partnersrealty.info | -86.238573 |

3213



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±

| | |
|--------------------------|------------|
| Agent | Latitude |
| Mugs Mullins | 32.322488 |
| House & Home Real Estate | |
| 334.850.1704 | Longitude |
| mugs@mugsmullins.com | -86.270549 |

3214



Commercial Building: Mobile, AL

3351 Moffett Road
Mobile, Alabama 36607
Mobile County

0.29 ± Acres

Tax ID: 29-08-18-2-001-061
SQFT: 3,060±

| | |
|---|------------|
| 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 |

3215



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 |

3216



Medical Office Condominium: Atmore, AL

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

TBD ± Acres

Atmore Dedical 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 |

3217



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 | Latitude |
| Tracey Goens | 30.952704 |
| Core 3 Realty | |
| 251.929.4444 | Longitude |
| tgoens15@gmail.com | -87.821298 |

**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

Agent

Mugs Mullins
House & Home Real Estate
334.850.1704
mugs@mugsmullins.com

Latitude
32.372731

Longitude
-86.323264

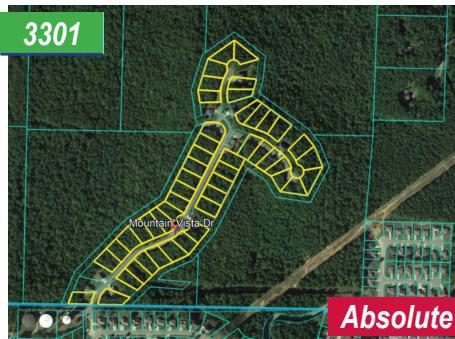
Selling In Association With



**Bidding For Properties 3301-3310 will take place at
WooleyAuctioneers.com.**

Bidding Ends April 2nd at 2:00 P.M. (CDT)

3301-3303

**Absolute****48 Residential Lots: Alexander, AR**

Mountain Vista Drive
Alexander, AR 72002
Pulaski County

19.34 ± Acres

Vista Point, Lot(s) 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 25, 26, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 54, 55, 57

Latitude
34.629161

Longitude
-92.429742

Visit 7Huctions.com for complete details

**Absolute****2 Residential Lots: Shannon Hills, AR**

Skyline Drive
Shannon Hills, AR 72103
Saline County
Emerald Mountain 1,
Lot(s) 28, 29

0.56 ± Acres

Latitude
34.626181

Tax ID: 880-01728-000; 880-01729-000

Longitude
-92.430095

**Absolute****4 Residential Lots: Shannon Hills, AR**

Skyline Drive
Shannon Hills, AR 72103
Saline County
Emerald Mountain 2,
Lot(s) 48, 60, 61 & 62

1.31 ± Acres

Latitude
34.625766

Tax ID: 880-01748-000; 880-01760-000;
880-01761-000; 880-01762-000

Longitude
-92.434829



Absolute

3 Residential Lots: Shannon Hills, AR

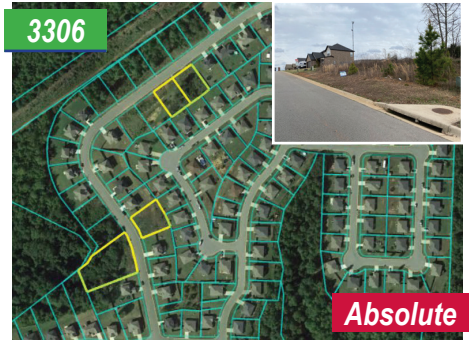
Mountain Side Circle
Shannon Hills, AR 72103
Saline County
Emerald Mountain 3,
Lot(s) 80, 86 & 89
Latitude 34.624993
Tax ID: 880-01780-000; 880-01786-000;
880-01789-000
Longitude -92.438294



Absolute

3 Residential Lots: Shannon Hills, AR

Skyline Drive
Shannon Hills, AR 72103
Saline County
Emerald Mountain & Emerald Mountain 1,
Lot(s) 33 & 1; 7 of EM 1
Latitude 34.62574
Tax ID: 880-01707-000; 880-01733-000;
880-01701-000
Longitude -92.428062



Absolute

4 Residential Lots: Shannon Hills, AR

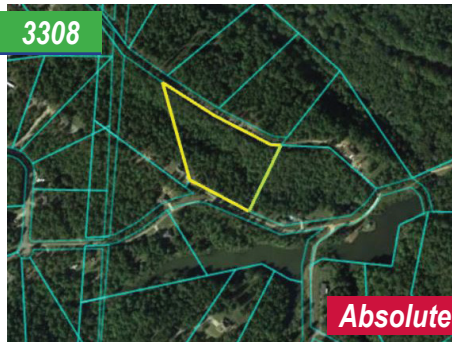
Skyline Drive
Shannon Hills, AR 72103
Saline County
Emerald Mountain 5,
Lot(s) 122, 123, 130, 150
Latitude 34.617109
Tax ID: 880-01822-000; 880-01823-000;
880-01830-000; 880-01850-000
Longitude -92.440749



Absolute

2 Residential Lots: Shannon Hills, AR

Peak Loop
Shannon Hills, AR 72103
Saline County
Park Meadow 3,
Lot(s) 111, 133
Latitude 34.609439
Tax ID: 880-03000-111; 880-03000-133
Longitude -92.438093



Absolute

Residential Lot: Shannon Hills, AR

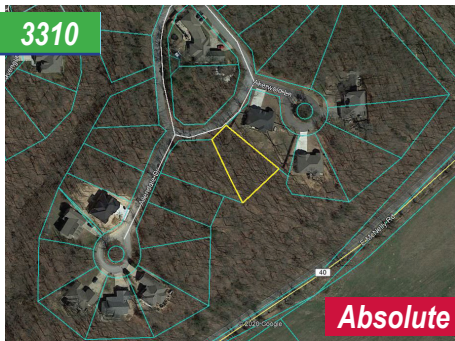
Oversprings Drive
Alexander, AR 72002
Pulaski County
Lakeside Mountain,
Lot(s) 7
Latitude 34.686537
Tax ID: 54R0340100700
Longitude -92.499612



Absolute

2 Residential Lots: Bella Vista, AR

W/S of Radcliff Drive
Bella Vista, AR 72714
Benton County
Radcliffe,
Lot(s) 15 & 17
Latitude 36.490387
Tax ID: 16-25306-000; 16-25308-000
Longitude -94.230281



Absolute

Residential Lot: Bella Vista, AR

Allendale Drive
Bella Vista, AR 72714
Benton County
Allendale,
Lot(s) 10
Latitude 36.438176
Tax ID: 16-01352-000
Longitude -94.200297

THINKING ABOUT SELLING YOUR PROPERTY? LET US SHOW YOU THE WAY



CREATIVE SOLUTIONS

Creativity comes with listening ears, an open mind and sound knowledge.

At 7H Auctions, our goal is to fully understand what each seller is trying to accomplish and create a plan that fully maximizes the potential of each property.



STRATEGIC MARKETING

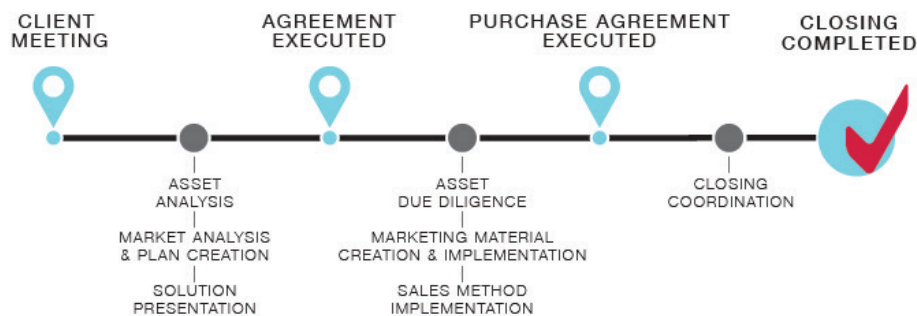
7H Auctions marketing starts with analyzing all dynamics that affect the assets. We then identify the correct selling psychology and implement an effective plan to capture the markets attention.



IMPECCABLE SERVICE

Our mission is to deliver impeccable service while earning your respect.

We believe our sellers and buyers deserve the very best experience.



***NO OBLIGATION PROPOSAL,
FREE PROPERTY EVALUATION!***

GET THE PROCESS STARTED NOW!

800.742.9165

INFO@7HAUCTIONS.COM

Notes

[illegible]

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. 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 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. 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.

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Seven Hills Auctions, LLC: GA/FL Broker: William C. Lee III (Firm: FL-CQ1057830; GA-77326)
Auction License: GA: AU0003134; FL: AB3765; AL: #5495;

AL Properties Selling in Association with Henry Realty and Auction, LLC Firm #00125025-0;

Broker: Tim Henry Lic. #000093046-0; Mississippi & Tennessee Properties Selling in Cooperation With
Morris Realty & Auction, Jeff W. Morris, Broker, MS Lic. #18405, MS Auction Lic. #1007; TN Lic. #26238, TN
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FEB. 12, 2020