

**7103 Greenbriar Drive  
Southaven, Mississippi**



**CRYE-LEIKE**  
**AUCTIONS**

<sup>TM</sup> "The Intelligent Alternative"

6525 Quail Hollow, Memphis, TN 38120

THE  
MODERN WAY  
TO SELL  
REAL ESTATE

- \*7103 Greenbriar Drive, Southaven, MS
- \*Court Ordered Estate Auction
- \***Absolute Auction with No Reserve!**



# ABSOLUTE AUCTION

Court Ordered Estate Auction  
7103 Greenbriar Drive  
Southaven, MS  
May 29 - Saturday - 10:30 a.m.

**\*REALTOR/AUCTIONEER:**  
Landis Foy (MS #244)  
Crye-Leike Auctions (MS #809f)  
6525 Ouall Hollow, Memphis, TN 38120  
901-756-8900

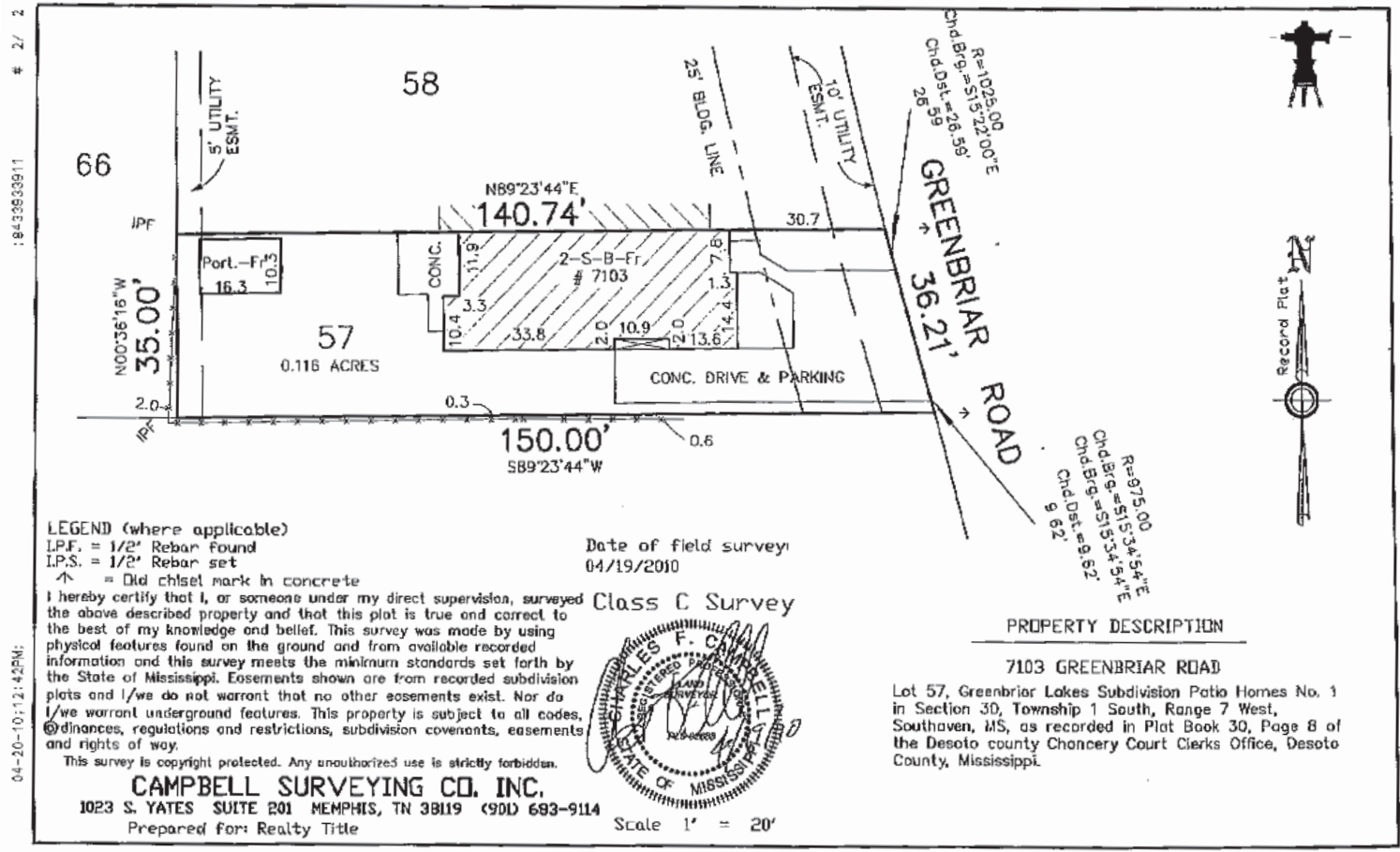
**\*LOCATION OF SALE:** At subject property site at 7103 Greenbriar Drive in Greenbriar Lakes Patio Homes in Southaven, MS. (Goodman Road to Greenbriar Drive just east of Airways and home on your left)

**\*TERMS OF SALE:** 25% of the high bid as earnest money on auction day with the balance due in full by on or before June 4, 2010, upon delivery of the Administrator's deed from the Administrator of the Estate. This is a cash sale with no loan contingencies. All bidders must have definite arrangements for any required financing before becoming involved in the bidding process.

**\*ORDER OF SALE:** The property will be sold as one tract only.

**\*CONDITIONS OF SALE:**

- \*The property will be sold at absolute auction with no minimum sales price or reserve by the seller.
- \*No buyer's premium
- \*Auctioneer and Crye-Leike Realtors represent the seller. High bidder has no agency representation.
- \*The property is being sold "as-is, where-is" with no warranties or guarantees except that of clear title. A certificate of title prepared by Realty Title, Attorneys At Law, Olive Branch, MS, will be available on auction day or before upon request for all to peruse prior to the bidding.
- \*The high bidder will be required to sign a sales agreement immediately after the auction requiring specific performance by all parties.
- \*The current real estate property taxes will be prorated as per delivery of seller's deed.
- \*The information presented is deemed to be accurate but is not guaranteed. This information is not intended to replace any legal, real estate, investment, accounting, tax or other professional advice or service. Before using this information, please consult with a professional.
- \*REAL ESTATE INFORMATION:**  
Take advantage of this unique opportunity to buy this patio home in such a convenient location close to I-55, shopping, the Baptist Memorial Hospital and much more consisting of 1776 square feet of living area with three bedrooms (one down and two up) two full baths, a nice game room area upstairs, an eat-in kitchen, a dining room, and a great storage building in the back yard. Rarely can anyone truly enter into the purest market place in existence where you can bid up to your opinion of the market value with the comfort of knowing you are competing only with the other buyers in the market and cannot possibly pay more than the current market value on auction day. Use your creativity and consider all of the many options for the use of this home and seize the moment on May 29! Additional pictures & information on this property are available by referring to [http://static.crye-leike.com/auctions/2010/05\\_29\\_southaven.pdf](http://static.crye-leike.com/auctions/2010/05_29_southaven.pdf)



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