



Lisc. RE Broker - AB3381 - AU1340

# \* \* ESTATE \* \* AUCTION

## FRIDAY - SEPT 14th - 4p.m.

### 2044 Appalachee Circle, Tavares, FL 32778

In order to help liquidate the estate of Alan Waldrop, Ewald Auctions has been authorized to sell the following real estate and personal property at PUBLIC AUCTION to the **HIGHEST BIDDER, REGARDLESS OF PRICE!!!**

## 3 Bed / 2 Bath Handicapped Accessible Home Photography Eqmt, Guns, Tools, Furniture & More!

### 3 Bed / 2 Bath CBS Home

- @1,627 sq. ft. - Built 2015
- 0.11 Acres - 40' x 125' Lot
- Front & rear patios
- Sewer & City Water
- HANDICAPPED ACCESSIBLE
- Zoned: Single Family Residential
- Approx. \$2,900/yr in prop taxes
- Schools:
  - Tavares Elem, Middle & High



#### Amenities

- 0.8mi to FL Hospital Waterman
- 2.2mi to downtown Lk Sqr Mall
- 6.0mi to downtown Tavares
- Etowah Subdivision-Community pool & tennis court

**Photography:** Nikon cameras: D800, D7100, FM2, F100  
 Lens: Nikon SWM IF 077, Nikon AF-S Micro, Sigma 300mm & 150mm  
 Lights, cases, backdrops, flashes and meters, too much to list...  
**Misc:** Permobil C500 ES and C300 motorized wheelchairs, shower wheel chair, O2 concentrator, manual patient life, medical equipmt & supplies, LG front load washer & dryer, gaming computer, graphic novels and comics, battery chargers, rolling tool box, woodcarving kit, misc. tools, fishing equipment & more...  
**Furniture:** Flat TVs, dining table & chairs, recliner, shelving units, computer desk & chair, too much to list it all here!

**Vehicle: 2012 Honda Odyssey:**  
17,801mi, BraunAbility customized handicapped accessible van

### Guns

- Daniel Defense M4, Carbine, AR15, DDM 5.54 w/ Aimpoint scope
- S&W .22 long rifle CTG, model 41
- S&W MP9 Pro series
- S&W 357 magnum
- Ruger .22cal long rifle Mark II, Comp model Walther P22
- Para-Ordinance P16-40 LMTC
- Glock 23 .40 w/ case
- S&W MP9 w/ case
- KAHR Arms CW9
- Glock 37 .45 GAP
- Ruger Mod 10/22 Carbine .22LR
- Ruger American RimFire .22LR



### TERMS & CONDITIONS

**ALL:**

- ALL Real & Personal Property sells to the HIGHEST BIDDER, REGARDLESS OF PRICE!
- Everything sells on as "AS IS, WHERE IS" basis.

**REAL ESTATE**

- \$10,000 cash or cashier's check must be displayed to bid.
- 10% Buyer's Premium charged on Real property.
- 10% Deposit due day of auction.
- Balance due at closing within 30 days of auction.
- NO contingencies to closing.
- ALL closing costs at the buyers expense.
- ALL 2018 taxes to be paid by the buyer at closing.

**PERSONAL PROPERTY**

- 13% Buyer's Premium charged on ALL personal property • 3% discount for cash. • Payment in Full day of auction • Payment in Cash, cashier's check or credit card. • Removal immediately following auction. Inspection by appointment ONLY or (1) hour prior to auction. • Auction conducted on site, rain or shine.

*Announcements made at the auction take precedence over printed matter.*

## 407-275-6853

## www.ewaldauctions.com

