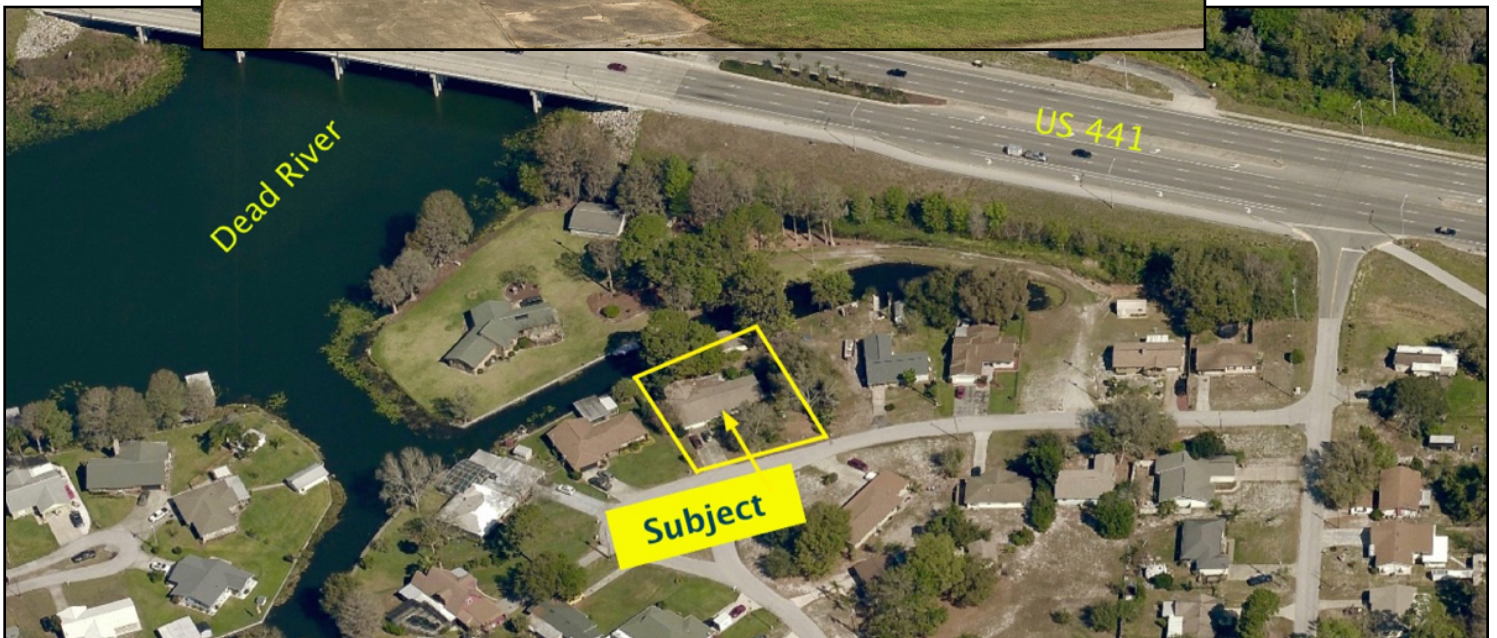


BIDDER INFORMATION PACKAGE 3 Bed/2 Bath Cana Front Home

SATURDAY - SEPT 15th - 10a.m.

31750 Tropical Shores Dr, Tavares, FL 32778



Since we have decided to relocate, Ewald Auctions has been authorized to sell the following real and personal property at **PUBLIC AUCTION !!!**



* * E S T A T E * *
AUCTION

SATURDAY - SEPT 15th - 10a.m.

31750 Tropical Shores Dr, Tavares, FL 32778

Since we have dedicked to relocate, Ewald Auctions has been authorized to sell the following real estate and personal property at PUBLIC AUCTION!!!

**3 Bed / 2 Bath CANAL FRONT CBS Home
Tools, Mower, Furniture, Collectibles & More!**

3 Bed/ 2 Bath CBS Home

- @1,950 sq. ft. - Built 1958
- 0.35 Acres - 15,340 sq. ft. Lot
- NEW ROOF 08/2018
- Screened rear patio
- Sewer & City Water
- Zoned: Single Family Residential
- Approx. \$1,700/yr in prop taxes
- Boathouse (needing repair)
- 95' seawall
- Schools:
 - Tavares Elem, Middle & High



Amenities

- 2.2mi to downtown Lk Sqr Mall
- 2.4mi to downtown Tavares
- Eon canla to Dead River connecting Lake Harris & Lake Eustis

PERSONAL PROPERTY

TOOLS: Toro Trimcutter 24220 zero turn mower, chop saw, chain saw, gas branch trimmer, blower, & weed eater, bench grinder, drill press, rolling tool box, air & power tools, hand tools, too much to list it all here...

FURNITURE: roll top desk, 5pc wood bedroom suite, multiple china cabinets, glass top dining table & 4 chairs, computer desk, silverware, serving sets, recliners, lamps, florals, luggage, (2) wheelchairs, digital camera, and more...

MISC: (2) refrigerator/freezers, KitchenAid mixer, small appliances, Keurig, Maytag Bravos X washer, Maytag dryer, glassware, Kirby vacuum, large qty of kitchen supplies and cooking accessories and more...

Still discovering items as we set up!

TERMS & CONDITIONS

REAL ESTATE

- Real Estate sells on as "AS IS, WHERE IS" basis.
- Real Estate selling subject to Seller's Confirmation!
- 10% Buyer's Premium charged on ALL property.
- \$10,000 cash or cashier's check must be displayed to bid.
- 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

- ALL Personal Property sells to the HIGHEST BIDDER, REGARDLESS OF PRICE!
 - ALL Personal Property sells on as "AS IS, WHERE IS" basis.
 - 13% Buyer's Premium charged on ALL 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

Bidder # _____ DL Lic. # _____

AUCTION REGISTRATION FORM



12472 Lake Underhill Rd., Ste 312
Orlando, Florida 32828
Office (407) 275-6853
www.ewaldauctions.com

E-mail: _____

NAME: _____

COMPANY NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

BUS. PHONE: (____) _____

HOME PHONE: (____) _____

TERMS AND CONDITIONS OF AUCTION

1. EVERYTHING IS SOLD **"AS IS, WHERE IS"**. "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
2. ALL SALES ARE SUBJECT TO A 10% BUYER'S PREMIUM, ADDED TO THE BID PRICE.
3. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, and consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which it may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Auction Registration and all transactions contemplated by this Auction Registration shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of law.
4. The undersigned, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any injuries or damages arising from any activities associated with the auction, including but not limited to, the removal of auction items from the premises. Further, the undersigned agrees to indemnify Auctioneer and/or Seller from any claims brought by third parties against Auctioneer arising from or out of the Auction which are in any way attributable to any acts or omissions on the part of the undersigned.
5. The undersigned, in his or her individual capacity, personally guarantees payment of the gross bid.
6. In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
7. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS AUCTION REGISTRATION OR THE AUCTION ITSELF.
8. All parties signing this Auction registration in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
9. It is further acknowledged by Buyer that this Auction Registration has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: _____

Print Name: _____

Individually and as _____ (Title)

Of _____

(Business Name)

**Bid Acknowledgement
And Receipt for Deposit**

12472 Lake Underhill Rd., Ste 312
Orlando, Florida 32828
Office (407) 275-6853
www.ewaldauctions.com



Bidder # _____

NAME: _____ CITY: _____ STATE: _____ ZIP: _____
BEST PHONE: _____
EMAIL: _____

The undersigned (Hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following:
AUCTION PROPERTY#: _____ of the Fosselius Estate Auction, conducted by
EWALD AUCTIONS, INC. on October 15th, 2018.

Parcel Number: _____	Bid Price: -	-	-	-	-	-	-	-	-	\$ _____
10% Buyer's Premium:-	-	-	-	-	-	-	-	-	-	\$ _____
Total Contract Price:	-	-	-	-	-	-	-	-	-	\$ _____
Cash or Cashier's Check Tendered:	-	-	-	-	-	-	-	-	-	\$ _____

- This purchase is subject to the terms and conditions contained in the Purchase and Sale Contract which has been posted and available for Buyer's review and to the Auctioneer's Opening remarks.
- Statements made by personnel of EWALD AUCTIONS, INC., and statements made from the auction block are based upon information given by Seller and other sources and this information is believed to be correct and accurate, however, Ewald Auctions, Inc. has not made any independent determination to confirm the accuracy of such information.
- Buyer acknowledges that he or she has been given opportunity to inspect the property and to make an independent evaluation of the property without regard to whether or not Buyer actually inspected the property and without regard to any statements or representations made by Seller and Ewald Auctions, Inc.. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the property.
- The term "SOLD", as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
- Whether such bid is accepted is subject to whether or not the sale is "ABSOLUTE".
- The term "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by Seller only and are contained in the Purchase and Sale Contract.
- The agreement is binding upon the parties hereto and their heirs, successors and assigns.
- Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the the State of Florida, consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which it may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Bid Acknowledgement and all transactions contemplated by this Bid Acknowledgement shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida, without regard of principles of conflicts of law.
- Buyer, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any loss, injuries or damages arising from any activities associated with, connected with or in any way related to the auction, including but not limited to, the removal of auction items from the premises. Further, Buyer expressly releases Auctioneer, its officers, directors, agents and employees from any and all acts of their own negligence or fault, whether said negligence or fault be in their individual or representative capacity, or in convection with the negligence or fault of others. Further, Buyer agrees to indemnify Auctioneer and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer arising from, out of or relating in any way to the Auction which are in any way attributable to any acts or omissions on the part of the Seller, or attributable to any acts, omissions, fault or negligence on the part of the Auctioneer, its officers, directors, employees or agents.
- Buyer, in his or her individual capacity, personally guarantees payment of the gross bid.
- In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Bid Acknowledgement, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys fees and costs. Reasonable attorneys fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
- BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS BID ACKNOWLEDGEMENT OR THE AUCTION ITSELF.
- All parties signing this BID ACKNOWLEDGEMENT in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
- It is further acknowledged by Buyer that this Bid Acknowledgement has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: _____
Print Name: _____
Individually and as _____ (Title)
Of _____
(Business Name)

**Real Estate Purchase
And Sale Contract**

12472 Lake Underhill Rd., Ste 312
Orlando, Florida 32828
Office (407) 275-6853
www.ewaldauctions.com



THIS PURCHASE AND SALE CONTRACT, made and entered into this 15th day of September, 2018,

By and between

Joyce and Richard Fosselius, 31750 Tropical Shores Dr, Tavares, FL 32778

NAME ADDRESS PHONE
hereinafter referred to as "SELLER" and

NAME ADDRESS PHONE

NAME ADDRESS PHONE
hereinafter referred to as "BUYER".

WITNESSETH:

That SELLER agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in Lake County, State of Florida together with all improvements thereon, more particularly described as follows:

A single family residence located at 31750 Tropical Shores Dr, Tavares, FL with PIN# 29-19-25-10000001800 and being the same Property recorded in Deed Book No. 1886 Page No. 1037 at the County Clerk's Office in Tavares.

The BUYER agrees to pay therefore the sum of: \$ _____ bid price, plus the 10% Buyer's Premium of \$ _____, which equals the contract price of \$ _____, therefore:

\$ _____, contract price to be paid as follows:

\$ _____, cash, the receipt of which is hereby acknowledged, and which is deposited in Ewald Auctions, Inc. escrow account or The Closing Agent Title Company escrow account and,

\$ _____,

\$ _____,

\$ _____, Due with Deed. **CLOSING DATE:** This transaction shall be closed and the deed and other closing papers delivered on or before October 15, 2018, unless extended by other provisions of this contract; and possession of the subject real estate shall occur upon delivery of deed.

SELLER agrees to pay ALL taxes, up to December 31, 2017.

BUYER agrees to pay ALL taxes from January 1, 2018 and thereafter.

Proceed of Sale; Closing Procedures: The deed shall be recorded upon clearance of funds. Proceeds of the sale shall be held in Ewald Auctions, Inc., The Closing Agent Title Company, or other designated title company or attorney (Escrow Agent) for a period of not more than 5 days after the closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from the date of such notification to cure the defect. If Seller fails to timely cure the defect, all deposits and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer.

Escrow: Escrow Agent is authorized and agrees by acceptance of any funds to deposit them promptly, hold same in escrow and, subject to clearance, disburse them in accordance with the terms and conditions of this Contract. Failure of clearance of funds shall not excuse Buyer's performance. If in doubt as to Escrow Agent's duties or liabilities under the provisions of this Contract, Escrow Agent may, at Escrow Agent's option, continue to hold the subject matter of the escrow until the parties mutually agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine the rights of the parties or Escrow Agent may deposit same with clerk of the circuit court having jurisdiction of the dispute. Upon notifying all parties concerned of such action, all liability on the part of Escrow Agent shall fully terminate, except to the extent of accounting for any items previously delivered out of escrow. Any suit between Buyer and Seller wherein Escrow Agent is made a party because of acting as Escrow Agent hereunder, or in any suit wherein Escrow Agent interplead the subject matter of the escrow, Escrow Agent shall recover reasonable attorney's fees and costs incurred with the fees and costs to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. Parties agree the Escrow Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to this escrow, unless such misdelivery is due to willful breach of this Contract or gross negligence of Escrow Agent. Both Seller and Buyer further agree that Ewald Auctions, Inc., its agents, officers, directors and employees will not be held liable to either or both Buyer and Seller for the performance of any terms of this Purchase and Sale Contract or for damages for the non-performance thereof.

FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by the Buyer and deposit(s) agreed to be paid, may be retained by and for the account of the Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If Seller elects to retain the deposits paid by the Buyer, such sums shall be disbursed to Seller and Ewald Auctions, Inc. in accordance with their Auction Agreement. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of the Buyer's deposits(s) without thereby waiving any action for damages resulting from Seller's breach. The Buyer and the Seller, by mutual written agreement and/or addendum to this Contract, may extend the time for closing the sale referenced above. However, if the Buyer requires and extension of time in order to close the sale, the Seller reserves the right to request an additional non-refundable deposit in the amount of 10% of the proposed purchase price be tendered by the Buyer as consideration for the extension of time.

CONVEYANCE: Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller unless this Auction is pursuant to an order of the Courts having jurisdiction in the transfer of the subject real estate. The real estate described herein is being sold on an "AS IS, WHERE IS" basis. The term "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality.

EASEMENTS AND RESTRICTIONS: The property is sold subject to any easement, restrictions, applicable limitations, rights of way and planning and zoning regulations.

JURISDICTION: Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which they may have to the laying of venue of any such suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Purchase and Sale Contract shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of law.

The Buyer and Seller, their respective agents, employees or any other parties acting on their behalfs, specifically agree to HOLD HARMLESS Ewald Auctions, Inc., its officers, directors and employees, for any loss, injuries or damages arising from this Purchase and Sale Contract.

All parties signing this Purchase and Sale Contract in any representative capacity represent that they have the authority to sign on behalf of such party or entity.

If the sale of the subject real estate is by auction, it is subject to all restrictions and announcements made at the auction. Buyer further certifies that they have examined the property described hereinabove; that they are thoroughly acquainted with its conditions and accept it as such.

BUYER SHALL PAY ALL CLOSING COSTS ASSOCIATED WITH THE TRANSFER OF TITLE.

This contract may not be assigned unless by written mutual consent of both the Buyer(s) and Seller.

BUYER AND SELLER ACKNOWLEDGE THAT THIS CONTRACT HAS BEEN READ AND UNDERSTOOD BY THEM PRIOR TO SIGNING IT.

(Seller)
Social Security or Tax I.D. # _____

(Date)

(Seller)
Social Security or Tax I.D. # _____

(Date)

(Buyer)
Social Security or Tax I.D. # _____

(Date)

(Buyer)
Social Security or Tax I.D. # _____

(Date)

Ewald Auctions, Inc.

Witness

PROPERTY RECORD CARD

General Information

Owner Name:	FOSELIUS RICHARD & JOYCE L	Alternate Key:	1769965
Mailing Address:	31750 TROPICAL SHORES DR TAVARES, FL 32778 Update Mailing Address	Parcel Number:	25-19-25-100000001800
		Millage Group and City:	0002 (UNINCORPORATED)
		Total Certified Millage Rate:	14.8302
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	31750 TROPICAL SHORES DR TAVARES FL 32778 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	TROPICAL SHORES MANOR LOT 19, BEG SE COR LOT 18 RUN W'LY ALONG TROPICAL SHORE DR 20 FT, NW'LY ALONG A LINE PARALLEL TO E'LY LINE OF LOT 18 TO N'LY LINE 18, E'LY ALONG LOT LINE TO NE COR, SE'LY TO POB, SW'LY 1/2 OF LOT 20 PB 13 PG 19 ORB 1886 PG 1037		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY CANAL (0102)	0	0		2	LT	\$0.00	\$34,884.00

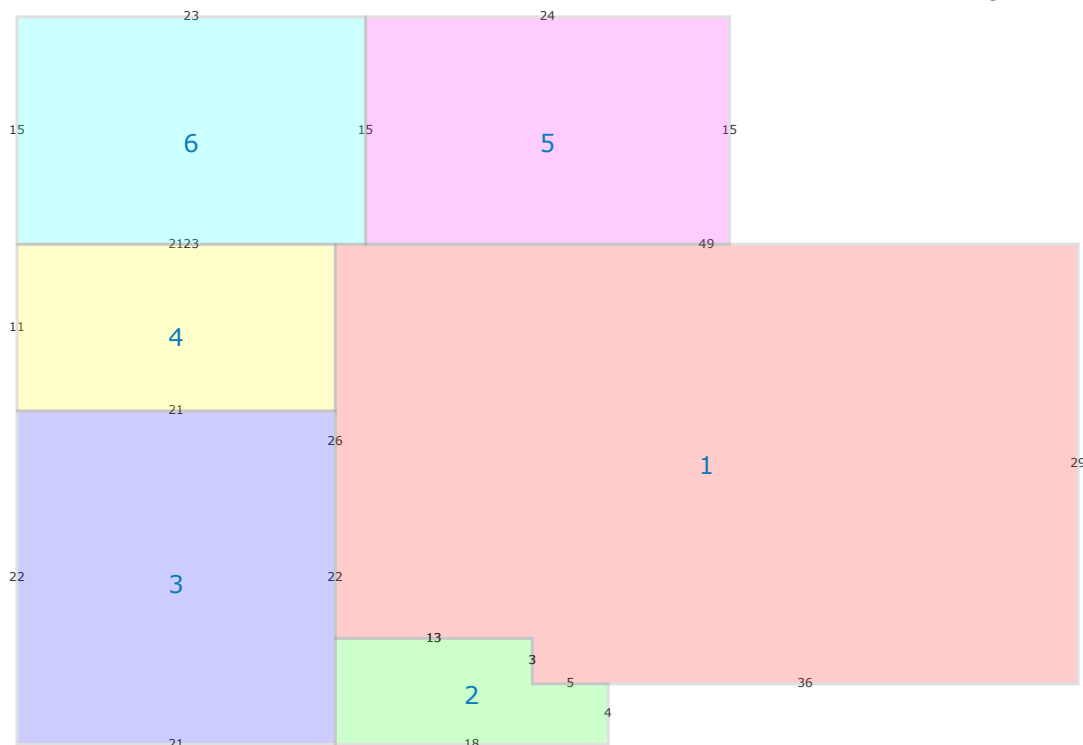
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$115,147.00	
Summary			
Year Built: 1958	Total Living Area: 1493 ⓘ	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			

Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1382	N	0%	0%	<input type="checkbox"/>
2	FINISHED LIVING AREA (FLA)	Block (002)	1	111	N	0%	0%	<input type="checkbox"/>
3	GARAGE (GBF)	Block (002)	1	462	N	0%	0%	<input type="checkbox"/>
4	UTILITY / STORAGE (SBF)	Block (002)	1	231	N	0%	0%	<input type="checkbox"/>
5	SCREEN PORCH (SPU)	No Wall Type (000)	1	360	N	0%	0%	<input type="checkbox"/>
6	ENCLOSED PORCH (EPC)	Stucco/Brick (003)	1	345	N	0%	0%	<input type="checkbox"/>

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	BOATHOUSE (BHS)	2870	SF	1958	\$15,911.00
0002	SEAWALL (SEW)	95	LF	1991	\$3,705.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1886 / 1037	11/20/2000	Warranty Deed	Qualified	Improved	\$115,000.00

1813 / 1781	4/14/2000	Warranty Deed	Unqualified	Improved	\$0.00
768 / 14	1/1/1983	Warranty Deed	Multi-Parcel	Improved	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2018 'Working Values' subject to change.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$169,647	\$138,343	\$88,343	5.11800	\$452.14
LAKE COUNTY MSTU AMBULANCE	\$169,647	\$138,343	\$88,343	0.46290	\$40.89
LAKE COUNTY MSTU FIRE	\$169,647	\$138,343	\$88,343	0.47040	\$41.56
SCHOOL BOARD STATE	\$169,647	\$138,343	\$113,343	4.10700	\$465.50
SCHOOL BOARD LOCAL	\$169,647	\$138,343	\$113,343	2.24800	\$254.80
LAKE COUNTY MSTU STORMWATER	\$169,647	\$138,343	\$88,343	0.49570	\$43.79
ST JOHNS RIVER FL WATER MGMT DIST	\$169,647	\$138,343	\$88,343	0.25620	\$22.63
LAKE COUNTY VOTED DEBT SERVICE	\$169,647	\$138,343	\$88,343	0.13240	\$11.70
LAKE COUNTY WATER AUTHORITY	\$169,647	\$138,343	\$88,343	0.49000	\$43.29
NORTH LAKE HOSPITAL DIST	\$169,647	\$138,343	\$88,343	1.00000	\$88.34
				Total:	Total:
				14.7806	\$1,464.64

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only - exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law


Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings

The exemptions marked with a  above are providing a tax dollar savings of: **\$580.17**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark 

 Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$462.69**

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on August 12, 2018.
[Site Notice](#)

This Warranty Deed

Made this 20th day of November A.D. 2000
by Elizabeth D. Jirik and Edward F. Jirik,
wife and husband
800 LAKE PORT SQUARE # 314
LEESBURG, FL 34748
hereinafter called the grantor, to
Richard Fosselius and Joyce L. Fosselius,
husband and wife

whose post office address is:
31750 Tropical Shores Drive
Tavares, Florida 32778

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake** County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

Subject to covenants, restrictions and easements of record. Subject also to taxes for 2001 and subsequent years.

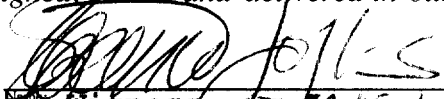
Parcel Identification Number: 2519251000-000-01800

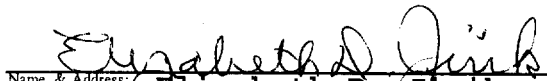
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Name: Witness **STEPHANIE LOLLIS**


Name & Address: **Elizabeth D. Jirik** LS


Name: Witness **Connie R. Shick**


Name & Address: **Edward F. Jirik** LS

Name: **Witness**

Name & Address: LS

Name: **Witness**

Name & Address: LS

State of **Florida**
County of **Lake**

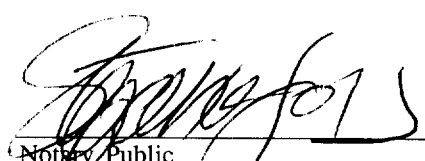
Sellers address:

The foregoing instrument was acknowledged before me this 20th day of **November**, 2000, by

Elizabeth D. Jirik and Edward F. Jirik

who is personally known to me or who has produced **drivers license** as identification.

Return to:
PREPARED BY: **Connie Shick**
Associated Land Title Group, Inc.
~~RECORD AND RETURN TO:~~ **133 W. 6th Ave, Mt DORA, FL**
~~Richard Fosselius and Joyce L. Fosselius~~ **32757**
~~31750 Tropical Shores Drive~~
~~Tavares, Florida 32778~~
File No. 204-67711


Notary Public
Print Name: **Stephanie Lollis**
My Commission Expires: **April 13, 2001**

Doc# 2000101195
Book: 1886
Pages: 1037 - 1038
Filed & Recorded
12/06/2000 11:53:41 AM
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 805.00

Book 1886 Page 1037

Schedule A

Lot 19, Tropical Shores Manor, according to the plat thereof as recorded in Plat Book 13, page 19, of the Public Records of Lake County, Florida.

That part of Lot 18, Tropical Shores Manor, a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book 13, page 19, Public Records of Lake County, Florida bounded and described as follows: Begin at the Southeast corner of said Lot 18 and run thence Southwesterly along the Northwesterly line of Tropical Shore Drive a distance of 20 feet; run thence Northwesterly along a line that is parallel with the Northeasterly line of said Lot 18 to the Northwesterly line of said Lot 18: run thence Northeasterly along the Northwesterly line of said Lot 18 to Northeasterly corner of said Lot 18; run thence Southeasterly along the Northeasterly line of said Lot 18 to point of beginning.

That part of Lot 20, Tropical Shores Manor, as recorded in Plat Book 13, page 19, Public Records of Lake County, Florida, further described as follows: Begin at the most Southwesterly corner of said Lot 20, run thence North 67 degrees 31'00" East along the most Southeasterly line of said Lot 20 a distance of 32.50 feet to a point that is 32.50 feet South 67 degrees 31'00" West on a line halfway between the most Northeasterly line and the most Southwesterly line of said Lot 20 a distance of 146.58 feet, more or less, to the waters of Tropical Canal, thence Southwesterly along said waters of Tropical Canal 38.51 feet, more or less, to a point on the most Southwesterly line of said Lot 20, thence South 22 degrees 29' East along said most Southwesterly of said Lot 20 a distance of 146 feet, more or less, to the point of beginning and point of terminus.

BOB McKEE

LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2017 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2519251000-000-01800	CL-0020977	1769965	0002

FOSELLIUS RICHARD & JOYCE L
31750 TROPICAL SHORES DR
TAVARES, FL 32778

31750 TROPICAL SHORES

TROPICAL SHORES MANOR LOT 19, BEG SE
COR LOT 18 RUN W'LYALONG TROPICAL
SHORE DR 20 FT, NW'LY ALONG A LINE
PARALLEL TO E'LY LINE OF LOT

See Additional Legal on Tax Roll

**PAY IN U.S. FUNDS TO BOB McKEE, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602**

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	135,498	50,000	85,498	5.1180	437.58	
AMBULANCE MSTU	135,498	50,000	85,498	0.4629	39.58	
STORMWATER ROADS PARKS	135,498	50,000	85,498	0.4957	42.38	
ENVIRON LAND PURCHASE	135,498	50,000	85,498	0.1524	13.03	
FIRE MSTU	135,498	50,000	85,498	0.4704	40.22	
LAKE CO SCHOOL BOARD						
CURRENT	135,498	25,000	110,498	5.1030	563.87	
CAPITAL OUTLAY	135,498	25,000	110,498	1.5000	165.75	
ST JOHNS WATER MGMT	135,498	50,000	85,498	0.2724	23.29	
LAKE CO WATER AUTH	135,498	50,000	85,498	0.2554	21.84	
N LAKE CNTY HOSP	135,498	50,000	85,498	1.0000	85.50	
TOTAL:				14.8302	\$1,433.04	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F043 FIRE RESIDENTIAL		173.00
C056 SOLID WASTE SERVICES		176.00
NON-AD VALOREM ASSESSMENTS:		\$349.00

COMBINED TAXES AND ASSESSMENTS: \$1,782.04

If Paid By	Nov 30, 2017			
Please Pay	\$0.00			

Paid 11/29/2017 Receipt # 2017-00173789 \$1,710.76

BOB McKEE

LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2017 Paid Real Estate

PAY IN U.S. FUNDS TO BOB McKEE, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2017			
Please Pay	\$0.00			

31750 TROPICAL SHORES

FOSELLIUS RICHARD & JOYCE L
31750 TROPICAL SHORES DR
TAVARES, FL 32778

TROPICAL SHORES MANOR LOT 19, BEG SE
COR LOT 18 RUN W'LYALONG TROPICAL
SHORE DR 20 FT, NW'LY ALONG A LINE
PARALLEL TO E'LY LINE OF LOT
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ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2519251000-000-01800	CL-0020977	1769965	0002

Paid 11/29/2017 Receipt # 2017-00173789 \$1,710.76





Lic RE Broker●AB3381●AU1340

12472 Lake Underhill Rd., Ste 312
Orlando, Florida 32828
Office (407) 275-6853
www.ewaldauctions.com

AUCTION BACKUP BUYER REQUEST FORM

In the event that any of the properties do not close, please contact me immediately.

Bidder No. _____ **Amount of Bid:** _____

Property: _____

Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: (____) _____ **Other :** (____) _____

Signature: _____



Lic RE Broker•AB3381•AU1340

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Orlando, Florida 32828
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RADON GAS DISCLOSURE

RADON: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.

Additional information regarding radon and radon testing may be obtained from the county public health unit.

Buyer

Date

Buyer

Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

Bid Rigging is a Felony

Agreements among buyers at auctions not to bid against each other for the purpose of purchasing goods at low and noncompetitive prices can be a criminal violation of federal antitrust laws and punishable by fines and imprisonment.

Section 1 of the Sherman Act (15 U.S.C. 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, violators are subject to a fine of up to \$250,000 and/or three years of imprisonment.

Corporations are subject to a fine of up to \$10 million.



Information provided as a service to members of the
National Auctioneers Association
8880 Ballentine
Overland Park, Kansas 66214
In cooperation with the
United States Department of Justice.