

AUCTION

DAY 1: FRIDAY - OCT 19th - 11a.m.

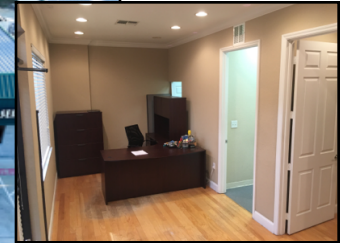
1607 S. STATE ROAD 15A, SUITE 11, DELAND, FL 32720

Pursuant to direction of the Receiver, Brain McDowell in this Federal Receivership, Ewald Auctions has been authorized to sell the following Real and Personal Property at **PUBLIC AUCTION** to the **HIGHEST BIDDER, REGARDLESS OF PRICE!!!**

Property 1: 1607 S State Road 15A, Suite 11, Deland, FL **1,700sq ft Commercial Condo**

1,700sq ft Office Condo

- Built 1958 -SantaCruz PD zoning
- Reception Area
- 4 offices -2 restrooms
- Kitchen -phone room
- front & rear doors
- rear roll up door drywalled over
- Condo Fees \$950/quarterly



Property 2: 1105 S Anderson St, Bunnell, FL 32110 **1,800sq ft Professional/Office Building**



1,800sq ft Professional/Office

- Built 1996 -Zoned: B-2: Business Dist
- framed building -corner lot
- 4 offices -2 bath -kitchen/break room
- 1 block to US 1 or SR100
- fenced yard (needing some repair)

Also Selling Office Furniture and Eqmpt Separately (in Deland)

Executive desks, cubicles, desks, chairs, phones & accessories, printers, file cabinets, computer monitors, office supplies and more!

TERMS & CONDITIONS

ALL PROPERTY

- ALL PROPERTY sells on as "AS IS, WHERE IS" basis.
- ALL PROPERTY selling to the **HIGHEST BIDDER, REGARDLESS OF PRICE! NO Minimums! No Reserves!**
- 10% Buyer's Premium charged on ALL property.

REAL ESTATE

- \$10,000 cash or cashier's check PER PARCEL 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 taxes, curr. & delinquent, to be paid by the buyer at closing.

PERSONAL PROPERTY

- Payment in Full day of auction • Payment in Cash, cashier's check or check with a bank letter of guarantee. • 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