

Public Auction

Ordered SOLD: by the Jack & Margaret Ponder Estate

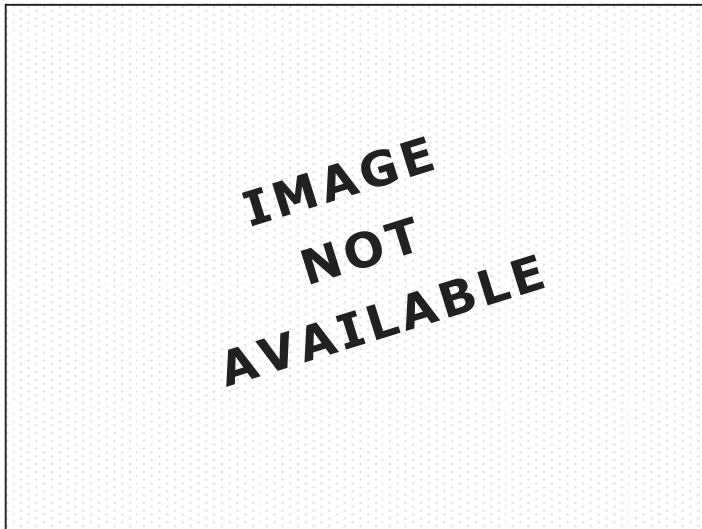
SATURDAY • JULY 23rd (On Site)

Pensacola, Florida

(2) REAL ESTATE PROPERTIES

1004 Paulding Ave @ 11 AM & 7 ½ Talladega Trail @ Noon

1004 PAULDING AVE, Pensacola, Florida 32507
Tax Assessor # 352S31-1000-010-142



**1.5 Lots in Beach Haven Subdivision 10,454 sq ft / 0.24 acres.
Escambia County School District R E Taxes approx \$155.00**

- Broker Participation Welcomed -

Conducted by:



Home Previewing
Saturday July 16th
&
Friday July 22nd
— Noon - 3 PM —

Public Auction

Saturday, July 23rd (On-Site) @ Noon



FRONT VIEW



BACKYARD VIEW

7 ½ TALLADEGA TRAIL, Pensacola, Florida 32506

Tax Assessor # 142S30-8001-100-002

1,350 sq ft built, in 2006, 3 Bed, 2 Bath

Lot 11,761 sq ft / 0.27 acres

Escambia School District

Osceola Country Club Estates

R E Taxes approx \$1,290.00

Ready to move into.....

WHY AN AUCTION?

Unforeseen Extenuating Circumstances!
Utilizing Auction Marketing Concept!
ASSETS to CASH Today!

Minimum Bid
ONLY
\$ 50,000

TERMS AND CONDITIONS

- 1. Registration:** All prospective buyers MUST register in order to bid at the auction. Each bidder shall be required to possess a cashiers check drawn payable to themselves in the amount of \$1,000.00
- 2. PURCHASE AGREEMENT:** The successful buyer shall sign a Purchase Contract and Receipt and endorse the check to a Trust Account. This amount, plus the difference, up to 10% of the total contract price, is payable by personal/company checks and credited toward the total contract price. If for any reason the buyer(s) are unable to complete the transaction, the Earnest Money will be forfeited. Final settlement shall be on or before August 23, 2011.
- 3. INSPECTION:** Previewing and inspection of is essential. The Real Estate is being sold "AS IS - WHERE IS".
- 4. SELLER'S & AUCTIONEER'S DISCLAIMER:** All announcements made by the auctioneer shall take precedence over any previously written material or oral statements made by auctioneer. Conduct of the auction, increments of the bidding, duration of the auction and decisions as to the high bidder will be at the sole discretion of the auctioneer. ALL information is subject to the inspection and verification by all parties relying on it. NO GUARANTEE, WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED IS GIVEN ON THE INFORMATION CONTAINED IN THE BROCHURE OR DUE DILIGENCE INFORMATION. The Seller and their agents expressly disclaim any and all liabilities, which may be based on such information, errors therein or omissions therefrom. SELLER reserves the right of prior disposal of both properties before the auction. ONLY such representation and warranties as may be set forth in a definitive Purchase Contract between Seller and Buyer shall have any legal effect.
- 5. BUYER PREMIUM:** Ten (10%) fee will be added to the successful high bid. The Buyer Premium is refundable if SELLER cannot deliver clear and Marketable title to the real estate, at close of escrow through no fault of the Buyer.
- 6. BROKER PARTICIPATION:** Real Estate Agents are encouraged to participate, and register their respective clients. Contract the Auctioneer for Registration Forms. NO oral registrations will be accepted!



www.BKAuctionServices.com

(251) 622-7777



C.R. "KIP" KANE

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Auctioneer # AU1887

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