

BY ORDER OF FINANCIAL INSTITUTION

ABSOLUTE AUCTION

THURSDAY OCTOBER 27TH AT 4PM

GREAT OPPORTUNITY FOR BUILDERS,
DEVELOPERS, INVESTORS AND END USERS!

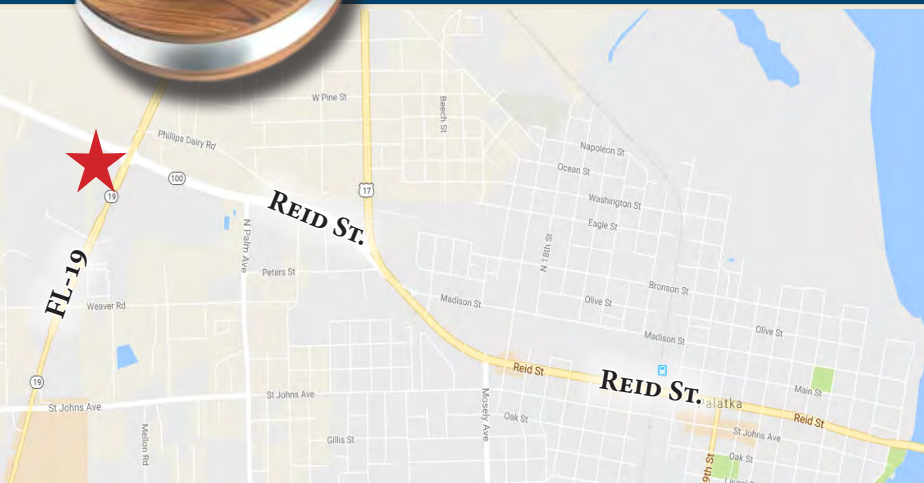
PROPERTY TYPES INCLUDE:

VACANT RESIDENTIAL, VACANT COMMERCIAL
IMPROVED COMMERCIAL, LIGHT INDUSTRIAL
IMPROVED AGRICULTURAL AND VACANT PUD

AUCTION BEING CONDUCTED AT

SLEEP INN & SUITES
CONFERENCE ROOM

3805 REID STREET, PALATKA, FLORIDA



DIRECTIONS:

From the intersection of I-95 Exit 311 head southwest on FL-207/Deerpark Blvd. for 19 miles. Turn right onto US 17 N and proceed 5.2 miles to the auction site at Sleep Inn & Suites at the corner of Reid Street and FL 19. Look for auction signs.

MOST SELLING TO THE HIGHEST BIDDER(S)...REGARDLESS OF PRICE!!



ELLIOT PAUL
& COMPANY AUCTIONS

(772) 219-8448

www.elliotpaul.com

Licensed Real Estate Broker & Auctioneers, Stuart, FL • AU1582AB1589

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ABSOLUTE AUCTION



697 STATE ROAD 20, HOLLISTER

- ☑ 2.17+/- Acres
- ☑ 2,400+/- Sq. Ft. Galvanized Commercial Building
- ☑ 230+/- Sq. Ft. Cooler Area
- ☑ Zoned: C-2 Commercial General Light
- ☑ Previously Used as Drive-thru Convenience
- ☑ 185 Ft. of Frontage on State Road 20

249 LIVE OAK LOOP, CRESCENT CITY

- ☑ .19+/- Acre Residential Lot in Live Oak Golf & Country Club Estate
- ☑ Water and Sewer
- ☑ Situated 23 Miles South of Palatka and Just Minutes from Lake George



4093 SILVER LAKE DRIVE, PALATKA

- ☑ 14.32+/- Acres
- ☑ 8,400+/- Sq. Ft. Storage Building with Office
- ☑ Zoned: Agriculture/Urban Rescue
- ☑ 297 Ft. of Frontage on Silver Lake Drive
- ☑ Beautiful Wooded Property with Some Fencing
- ☑ 1 Home Per Acre Potential



EAST ESSEX ROAD, HASTINGS

- ☑ Residential Development
- ☑ 8.8+/- Acres
- ☑ Currently Platted into 47 Single Family Lots
- ☑ Zoned: Residential High Density (8-12 Units/Acre)
- ☑ Infrastructure Not Completed



MOST SELLING TO THE HIGHEST BIDDER

AUCTION BEING CONDUCTED AT:

SLEEP INN & SUITES

3805 REID STREET, PALATKA, FLORIDA
THURSDAY OCTOBER 27TH AT 4PM

COUNTY ROAD 208, ST. AUGUSTINE

- ☑ .76+/- Acre Commercial Site
- ☑ Located Directly Off I-95
- ☑ Zoned: CHT Commercial Highway Tourist
- ☑ Land Use: MU Mixed Use
- ☑ One of the LAST Available Parcels Adjacent to the St. Augustine Outlet Mall with 100+ Retail Stores

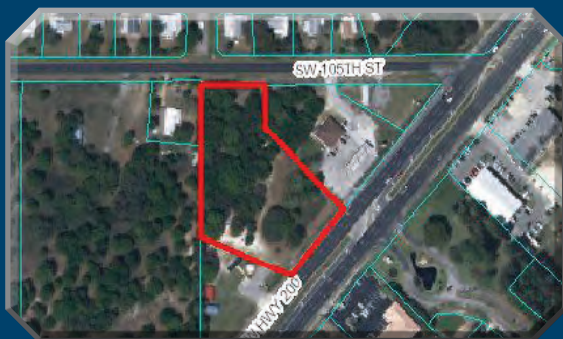


331 N HIGHWAY 17, PALATKA

- ☑ 9.23+/- Acres
- ☑ Zoned: M-1 Light Industrial
- ☑ 460 Ft. Frontage on Highway 17
- ☑ Situated on Heavily Traveled Highway 17
- ☑ GREAT Industrial Site Near Paper Mill

1020 S STATE ROAD 19, PALATKA

- ☑ 1.69+/- Acres
- ☑ Zoned: C-2 Intensive Commercial
- ☑ Situated on a Signalized Corner
- ☑ 440 Ft. Frontage on SR 19
- ☑ GREAT Location Next to Wal Mart Super Center



8969 SW HIGHWAY 200, OCALA

- ☑ 2.35+/- Acres with Busy Highway Frontage
- ☑ Zoned: B-4 Regional Business
- ☑ Future Land Use: COM Commercial
- ☑ Highway 200 is a Six Lane Highway and is the Primary north/south Roadway thru Ocala
- ☑ 31,000+ Average Daily Traffic Count

DDER(s)...REGARDLESS OF PRICE!!



ELLIOT PAUL
& COMPANY AUCTIONS

Licensed Real Estate Brokers & Auctioneers
759 S. Federal Highway Suite 211
Stuart, FL 34994

FIRST CLASS
US POSTAGE
PAID
Stuart, FL
Permit # 71

ABSOLUTE AUCTION

MULTI-PROPERTY AUCTION

BY ORDER OF
FINANCIAL INSTITUTION

AUCTION BEING CONDUCTED AT:

SLEEP INN & SUITES

3805 REID ST, PALATKA, FLORIDA

THURSDAY OCTOBER 27TH AT 4PM

\$10,000 Cashiers
Check

TERMS AND CONDITIONS

1. **BIDDER REGISTRATION:** The auction is open to the public and your attendance is welcomed. To register for the auction, you must display a cashier's check (made payable to yourself) in the amount of \$ (see *Bidder Information Package*) in order to bid. Upon being declared the top bidder, the cashier's check will be applied as a partial deposit and the deposit must be increased to ten percent (10%) of the total contract price of the property due immediately upon signing the contract in the form of a personal check. Please come prepared to participate in the auction.

2. **PROPERTY INSPECTIONS:** All bidders are encouraged to personally inspect the real estate being offered. The property will be sold in "AS-IS" condition. The buyer will be responsible for all closing costs including, but not limited to documentary stamps, title insurance and all other closing costs. Real estate taxes for 2016 shall be the responsibility of the buyer(s). No representation is made with respect to suitability for any intended purpose or use. Please inspect the property and records prior to making any bids.

3. **CONTRACT DEPOSIT, PAYMENT:** Bids may not be retracted once accepted by the auctioneer. All deposits shall be paid on the day of sale. The successful bidder agrees to sign the purchase con-

tract immediately following the auction. The purchase contract is available for inspection and review. The terms are **not negotiable** upon being declared the winning bidder.

4. **FORM OF AUCTION:** Please be advised that the auctioneer shall offer most properties to the highest bidder(s) regardless of price and the remaining to be sold subject to sellers confirmation.

5. **BROKER PARTICIPATION INVITED:** Any licensed real estate broker is eligible to earn commission equal to twenty percent (20%) of the net commission provided their clients have been registered with the office of the auctioneer.

- The prospect must be registered in writing with Elliot Paul & Co. and counter signed by the broker/salesperson. The registration must be received 24 hours prior to the auction by email or Facsimile at (772) 219-8206.
- The broker/salesperson MUST attend the auction with their prospect and register at the auction site.
- Broker/salesperson acting as principals are excluded from receiving commission.
- Broker/salesperson must be procuring cause.
- Commission will be paid at the successful closing.

6. **CONDUCT OF AUCTION:** The method and order of sale shall be at

the sole discretion of the auctioneer. The auctioneer may change or modify the Terms and Conditions of this auction by announcement at the podium. Any such announcement shall take precedence over printed material or oral statements made. Bids will be accepted ONLY from bidders who have duly registered in accordance with the Terms and Conditions of sale. Bidders arriving at the auction site without the required deposit will not be permitted to participate in the auction. The auctioneer's decision relative to bidding increments, order of sale and any disputes between bidders will be final. The auctioneer shall have the right to cancel or withdraw the property at its sole discretion.

7. **BUYERS PREMIUM:** A ten percent (10%) buyer's premium will be added to the high bid made and taken and included in the contract price.

8. **CLOSING:** The purchase contract provides for payment of the balance of the total purchase price to be made no later than thirty (30) days from the auction date. TIME IS OF THE ESSENCE.

9. **REAL ESTATE AGENCY DISCLOSURE:** As required by Florida Statute 475, which regulates the sale of real estate in Florida, Elliot Paul & Company Auctions represents the seller in this transaction.

10. **MISCELLANEOUS:** Please be advised that this auction will be audio recorded to provide a permanent record of this auction event.

11. **AUCTION BROCHURE:** All information contained in the auction brochure, newspaper advertising, bidder information or supplied either in writing or verbally by staff members was derived from sources believed to be reliable, but not guaranteed. Buyers shall rely on their own information, judgment and inspection of the property and records.

12. **PREVIEWS:** Bidders are encouraged to inspect the properties. Contact auction office for details.

13. **BIDDER INFORMATION:** Due diligence and additional information is available to bidders upon request. Please contact the auction company.



(772) 219-8448

www.elliotpaul.com



Historic St. Johns County

Sharon Outland, Property Appraiser
 www.sjcpa.us email: sjcpa@sjcpa.us

Parcel Information

Strap: 0875170000
Mailing Address: 2222 COLONIAL RD STE 100 FORT PIERCE FL 34950-0000
Site Address: COUNTY ROAD 208 SAINT AUGUSTINE FL 32092-0000
Property Map: [Click here for Map](#)

Tax District: 450
Neighborhood Code: 2238.01
Use Code/Description: 1000/Vacant Commercial
Sec-Town-Range: 6 - 7 - 29
Acreage: 0.76

Valuation Information

	2015 Certified Values	2016 Working Values
Total Land Value:	\$ 214,526	\$ 214,526
Total Extra Features Value:	\$ 0	\$ 0
Total Building Value:	\$ 0	\$ 0
Total Market(Just) Value:	\$ 214,526	\$ 214,526
Assessed Value:	\$ 214,526	\$ 214,526
Homestead Exemption:	\$ 0	\$ 0
Taxable Value:	\$ 214,526	\$ 214,526

Legal Information

8-3 PT OF LOTS 9 & 10 SEC 6
 & PT OF NE1/4 SEC 7 LYING S OF
 RD SR 16 123.15FT ON RD 208
 OR3747/1406(C/T)

Owner Information

HARBOR COMMUNITY BANK

Exemptions

Sales Information

Date of Sale	Sales Price	Sales Ratio	Book & Page	Instrument Code	Qualified	Vacant or Improved	Reason Code
06/18/2013	\$ 100	0.00	3747 & 1406	CT	U	V	11
10/20/2011	\$ 0	0.00	3485 & 1416	LP	U	V	86
08/30/2006	\$ 330,000	65.01	2784 & 725	WD	Q	V	01
08/15/1991	\$ 100	0.00	905 & 2032	CD	U	V	11
01/01/1977	\$ 90,000	0.00	340 & 356		U	V	11

Building Information

Building Details

This property is Vacant

Extra Features

There are no Extra Features

Structural Elements

[Previous Parcel \(0875160000\)](#)

[Next Parcel \(0875200000\)](#)

Dennis W. Hollingsworth Tax Collector

generated on 7/14/2016 1:49:09 PM EDT

Tax Record

Last Update: 7/14/2016 1:49:09 PM EDT



Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year			
087517-0000	REAL ESTATE	2015			
Mailing Address HARBOR COMMUNITY BANK 2222 COLONIAL RD STE 100 FORT PIERCE FL 34950-0000		Physical Address COUNTY ROAD 208			
Exempt Amount	Taxable Value				
\$0.00	\$214,526.00				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	450				
Legal Description					
06-07-29 .76 Acres 8-3 PT OF LOTS 9 & 10 SEC 6 & PT OF NE1/4 SEC 7 LYING S OF RD SR 16 123.15FT ON RD 208 OR3747/1406(C/T) OR3747/1406(C/T)					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL COUNTY	5.1475	214,526	0	\$214,526	\$1,104.27
ROAD	0.7100	214,526	0	\$214,526	\$152.31
HEALTH	0.0171	214,526	0	\$214,526	\$3.67
SCHOOL					
SCHOOL - STATE LAW	4.9800	214,526	0	\$214,526	\$1,068.34
SCHOOL - LOCAL BOARD	2.2480	214,526	0	\$214,526	\$482.25
SJRWMD	0.3023	214,526	0	\$214,526	\$64.85
FIRE	1.4625	214,526	0	\$214,526	\$313.74
MOSQUITO	0.1773	214,526	0	\$214,526	\$38.04
FL INLAND NAV DISTRICT	0.0320	214,526	0	\$214,526	\$6.86

PORT AUTHORITY	0.0638	214,526	0	\$214,526	\$13.69
Total Millage		15.1405	Total Taxes		\$3,248.02
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
Total Assessments					\$0.00
Taxes & Assessments					\$3,248.02
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/23/2015	PAYMENT	1056666.0002	2015	\$3,118.10

Prior Year Taxes Due	
NO DELINQUENT TAXES	



Historic St. Johns County

Sharon Outland, Property Appraiser
www.sjcpa.us email: sjcpa@sjcpa.us



Location Map

Legend

- Subdivisions
 - Subdivision Sub Section with AKA
 - Sub Unplatted
 - Sub Platted
- Condos



This information was derived from data which was compiled by the St. Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's Office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad-valorem assessment purposes.

REAL ESTATE PURCHASE AGREEMENT

ELLIOT PAUL & COMPANY AUCTIONS, a Florida Limited Liability Corporation, as Agent, acknowledges receipt from _____ hereinafter called "Buyer", the sum of _____ (\$_____), representing a non-refundable (except in the case Seller cannot deliver marketable title) earnest money deposit of \$ _____ to be applied to the Purchase Price at closing and paid by Buyer on account to purchase property of Harbor Community Bank, hereinafter referred to as "Seller," and \$_____ representing the 10% Buyer's Premium paid by Buyer to Agent representing its fee earned as of the Auction Date.

In consideration of the mutual covenants and agreements hereinafter set forth, Seller and Buyer agree as follows:

1. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller all that certain Real Property described as follows, together with all rights, easements and appurtenances thereto and with all covenants, conditions and easements of record:

FULL LEGAL DESCRIPTION: 8-3 PT OF LOTS 9 & 10 SEC 6 & PT OF NE ¼ SEC 7 LYING S OF RD SR 16 123.15 FT ON RD 208 OR3747/1406(C/T)

Property Address: County Road 208, St. Augustine, Florida

2. Bid price: \$ _____
Buyer's premium: \$ _____
Total Contract price: \$ _____

payable in cash, wire transfer, cashier's or official bank check(s) or approved local check, wherein the above deposit shall apply as part and shall be held by Agent, a licensed real estate broker and shall be deposited in an escrow account pursuant to the rules and regulations of the Florida Real Estate Commission. **This purchase is not contingent upon the Buyer obtaining financing.**

3. Seller shall deliver, at Buyer's expense, a title insurance commitment with legible copies of instruments listed as exceptions attached thereto and, after Closing, an owner's title insurance policy on the subject Real Property in the amount of the full purchase price. In the event the title shall prove to be unmerchantable, the Seller shall have a period of ninety (90) days after written notification from Buyer thereof within which to cure any defects in title, and this purchase shall be closed within seven (7) days after notice to the Buyer or his attorney of such curing. Upon Seller's inability to cure defects in title within the time specified, the earnest money deposit and Buyer's Premium shall be returned to Buyer upon demand and all rights and liabilities arising from this agreement shall be null and void.

PAGE TWO

4. This sale shall close on or before November 23, 2016 ("Closing Date), unless modified by other provision of this Agreement. **TIME IS OF THE ESSENCE UNDER THIS CONTRACT.** In the event of extreme weather or other conditions or events constituting "force majeure", Closing will be extended a reasonable time until: (i) restoration of utilities and other services essential to Closing, and (ii) availability of Hazard, Wind Flood, or Homeowners' insurance.
5. Seller agrees to convey the subject property to the buyer by Warranty Deed, Trustees Deed, Personal Representatives Deed or Special Warranty Deed, as applicable, free of all liens and encumbrances except those covenants, conditions and easements of record.
6. Documentary stamps on the deed and recording of corrective instruments shall be paid by Buyer. All costs of Buyer's loan (whether obtained from Seller or third party), including, but not limited to, documentary stamps and intangible tax on the purchase money mortgage and any mortgages assumed, mortgagee title insurance commitment with related fees, and recording purchase money mortgage, deed and financing statements shall be paid by Buyer. Charges for related closing services, title search, and closing fees (including preparation of closing statement), shall be paid by the Buyer.
7. Real estate taxes for the previous years are the responsibility of the Seller. Real estate taxes for 2016 are the responsibility of the Buyer. All other non-ad valorem taxes, association fees, insurance premiums, interest assessments and rents are to be prorated through the day before closing. If the current assessments cannot be ascertained, then the rates for the previous year shall be used.
8. The seller agrees to pay ELLIOT PAUL & COMPANY AUCTIONS a fee for services performed, as outlined in the Auction Agreement, at the time of the closing of this transaction which shall be offset by the Buyer's Premium paid to ELLIOT PAUL & COMPANY AUCTIONS by Buyer. If the Buyer fails to perform this Agreement within the time specified, **TIME BEING OF THE ESSENCE:**
 - a) Including payment of all deposits, the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be recovered and retained by and for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Agreement and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Agreement; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Agreement; and.
 - b) Buyer shall be liable to ELLIOT PAUL & COMPANY AUCTIONS for its fee not exceeding the anticipated fee as set forth in the auction agreement which shall be offset by the Buyer's Premium paid to ELLIOT PAUL & COMPANY AUCTIONS by Buyer as consideration for the release of Buyer from any and all further obligations under this Agreement and Buyer shall be liable to pay any and all attorneys fees and costs incurred by ELLIOT PAUL & COMPANY for any action taken to enforce its rights.

PAGE THREE

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 under this Agreement within the time specified, TIME BEING OF THE ESSENCE:

- 1) Buyer may at his option take legal action to enforce the specific performance of this Agreement or in the alternative, the Buyer may demand and receive from the Agent the return of the earnest money deposit and the Buyer's Premium, in either of which event, the Seller shall pay Buyer's attorneys fees and cost incurred; and
 - 2) Seller shall pay the auction fee upon demand to and agrees to pay ELLIOT PAUL & COMPANY AUCTION'S attorney's fees and costs in the collection of said fee.
9. The date of Agreement ("Effective Date") will be the date when the last one of the Buyer and Seller has signed or initialed this Agreement.
 10. No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Agreement. No modification to or change in this Agreement shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.
 12. Buyer expressly acknowledges that an inspection was made of the real estate in all respects. Buyer understands that the seller makes no representations as to the conditions, quality, or serviceability of the real estate for any particular purpose. Buyer understands that by entering into this agreement buyer is agreeing to accept the real estate in "AS-IS" condition.
 13. Seller shall maintain the Property, in the condition existing as of Effective Date, ordinary wear and tear and Casualty Loss excepted. Seller shall, upon reasonable notice, provide utilities service and access to the Property for appraisal and a walk-through prior to Closing, to confirm that the Property has been maintained as of the auction date. Seller will assign all assignable repair and treatment contracts and warranties to Buyer at Closing.

PAGE FOUR

- 14. All notices or other communication required in this agreement shall be in writing and shall be delivered either personally or by the US Mail service addressed to the parties hereto:
- 15. Special conditions (if any).

WITNESS

SELLER(S)

BUYER(S)

Address

City State Zip

Address

City State Zip

Phone

Phone

Email

Email

ELLIOT PAUL & COMPANY AUCTIONS,LLC

By: _____

Date: _____