

BY ORDER OF FINANCIAL INSTITUTION

ABSOLUTE AUCTION

THURSDAY OCTOBER 27TH AT 4PM

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

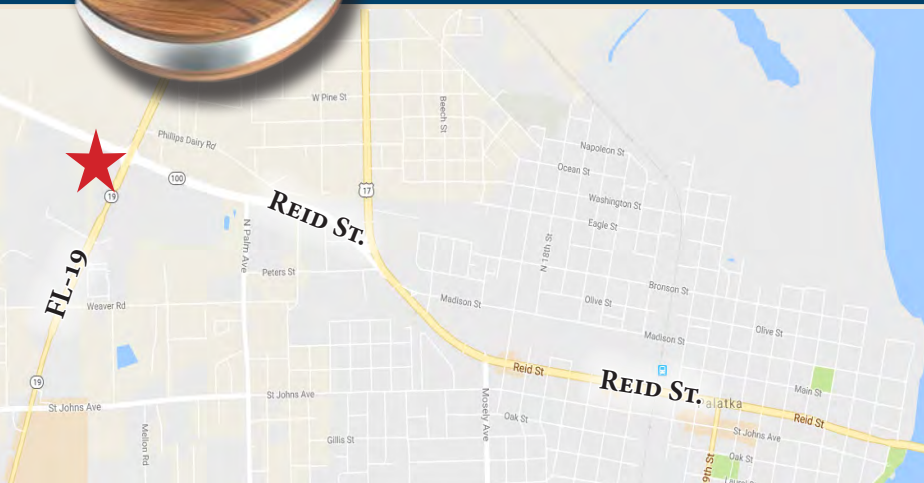
PROPERTY TYPES INCLUDE:

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

BY ORDER OF FINANCIAL INSTITUTION

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

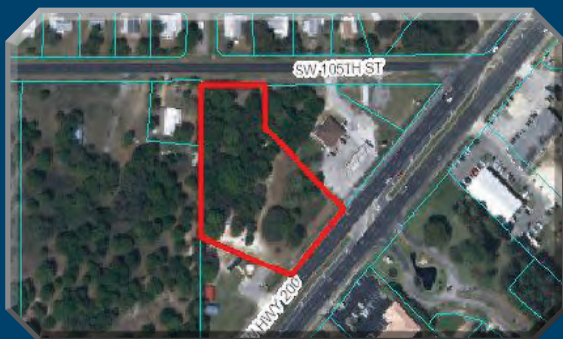


331 N HIGHWAY 17, PALATKA

- ☑ 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

Parcel Owner Mailing
 16-10-25-0000-0500-0010
 HARBOR COMMUNITY BANK
 2222 COLONIAL RD SUITE 100
 FT PIERCE, FL 34950

911 Description
 697 STATE RD 20, PALATKA 32177 [314]
 PT OF SW 1/4 OF NW 1/4 OR 248, P 635 (EX OR 249 P 704), (SUBJECT TO EASEMENT BK141, P446 AND OR1143 P1049)

Orig Parcel

Parcel Sales Data							
Book	Page	Instrument	Month	Year	QSCD	Price	
1340	1751	CTFT	Feb	2013	01 I	\$100	
1223	1141	WD	Mar	2009	01 I	\$100	
1192	0086	WD	May	2008	00 I	\$125,000	
1192	0085	CMA	May	2008		\$0	
1136	1902	CQCD	Feb	2007	01 I	\$100	
1000	1253	QCD	Sep	2004	01 I	\$0	

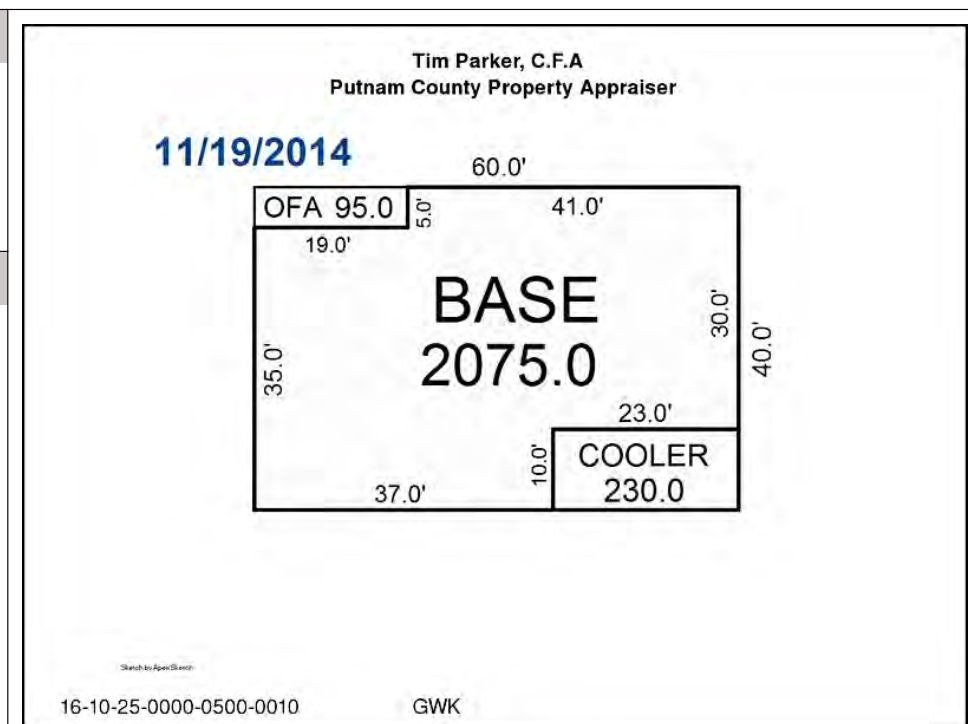
Outbuildings and Extra Features

Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	001-03C		104	4	416	1	420
2	034-03C		30	30	900	1	900
3	034-03C		26	220	5,720	1	5,720
4	034-03C		15	212	3,180	1	3,180
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							

Exemption	Amount	Remainder	Owner %	Applied To

Improvement Value	\$64,540	Use Code	01100
OBXF Value	\$10,220	Improvements	1
Land Value	\$60,250	Location	Putnam County
Market Value	\$135,010	Total Acres	2.17
Just Value CU		Zoning	C-2
CU Value		FLUM	RC
Market Adjusted	\$135,010		

Parcel Value Breakdown			
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value
County	\$135,010	\$0	\$135,010
Fire MSTU	\$135,010	\$0	\$135,010
St Johns River WMD	\$135,010	\$0	\$135,010
School	\$135,010	\$0	\$135,010



Total 10,220

Primary Improvement										Improvement Area & Additions						
Desc	Grocery/Supermarket/w/o Gas			Title No.	Substructure	01 - Continuous			Cabinet & Mill	04 - Minimum		Desc	% Rate	Rate	Sq Ft	Cost
Class	U	Dep Rate	1.25%	Model	Floor System	01 - Slab on Grade			Floor Finish	19 - Concrete Finished		BASE	100	28.01	2,075	58,121
Type	0	Yr Built	2009	RP No. or Tag	Exterior Walls	15 - Prefinished Metal			Interior Finish	13 - None		CLR	150	42.02	230	9,663
Adj Base Rate	28.01	Eff Yr Built	2009	Length	Height In Feet	14			Paint & Decor	03 - Average		OFA	110	30.81	95	2,941
Base Sq Ft	2,075	Obs Cond	%	Width	Party Wall %				Plumbing Fixt	3.0						
% Good	91.25	Replace Cost	70,725	Lot #	Sub Frame	03 - Steel Structure			Bath Tile	06 - None						
Quality	1.00	Dep Rep Cost	64,540	Bed/Bath	Roof Framing	07 - Steel Truss/Purlin			Heating & Air	16 - None						
				Attachments	Roof Cover	13 - Pre Finished Metal			Electrical	03 - Average						
				Account	Bed/Bath	/ 2			Corners	4.0						
												Total Replacement Cost 70,725				

Land Lines														
Line	Code	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	003S		0	100%			5,000	5,000	1.32					6,600
2	010S	1	200	100%	116%		250	290	185					53,650
3														
4														
5														
6														
Total										0	0	0	60,250	

NOTICE: This is an interim Putnam County file. Property assessment information is subject to change until it is certified in October.

LINDA MYERS
PUTNAM COUNTY TAX COLLECTOR
 PO Box 1339 - Palatka, FL 32178-1339
 Phone: (386) 329-0282

PUTNAM COUNTY 2015 REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW	CONTROL NUMBER	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
16-10-25-0000-0500-0010		83994	

HARBOR COMMUNITY BANK
 2222 COLONIAL RD SUITE 100
 FT PIERCE, FL 34950

Property Description:
 PT OF SW 1/4 OF NW 1/4 OR 248 P 635 (EX OR 249 P
 704) (SUBJECT TO EASEMENT BK141 P446 AND OR1143
 P1049)

Parcel 911 Address:
 697 STATE RD 20

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
PUTNAM COUNTY GENERAL FUND	9.0730	135,757	0	135,757	1,231.72	
FIRE TAXING DISTRICT	1.1000	135,757	0	135,757	149.33	
SCHOOL LOCAL REQUIRED EFFORT	4.6760	135,757	0	135,757	634.80	
SCHOOL DISTRICT DISCRETIONARY	0.7480	135,757	0	135,757	101.55	
SCHOOL DISTRICT CAPITAL OUTLAY	1.5000	135,757	0	135,757	203.64	
ST. JOHNS RIVER WATER MANAGEME	0.3023	135,757	0	135,757	41.04	
QUALIFYING EXEMPTIONS:						
TOTAL MILLAGE		17.39930	TOTAL AD VALOREM TAXES		\$2,362.08	

NON AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
**** TAXES ARE PAID. FOR YOUR RECORDS ONLY ****		
TOTAL NON-AD VALOREM ASSESSMENTS		\$0.00

See reverse side for important messages	COMBINED TAXES AND ASSESSMENTS	\$2,362.08
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11/30/2015	12/31/2015	01/31/2016	02/29/2016	03/31/2016	APRIL - Delinquent penalties and fees apply
\$2,267.60	\$2,291.22	\$2,314.84	\$2,338.46	\$2,362.08	

LINDA MYERS
PUTNAM COUNTY TAX COLLECTOR
 PO Box 1339 - Palatka, FL 32178-1339

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NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW	CONTROL NUMBER	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
16-10-25-0000-0500-0010		83994	

AMOUNT DUE IF POSTMARKED BY						PLEASE PAY IN US FUNDS TO PUTNAM COUNTY TAX COLLECTOR * PO BOX 1339 * PALATKA, FL 32178-1339
11/30/2015	12/31/2015	01/31/2016	02/29/2016	03/31/2016	APRIL - Delinquent penalties and fees apply	
\$2,267.60	\$2,291.22	\$2,314.84	\$2,338.46	\$2,362.08		

HARBOR COMMUNITY BANK
 2222 COLONIAL RD SUITE 100
 FT PIERCE, FL 34950

Parcel 911 Address:
 697 STATE RD 20

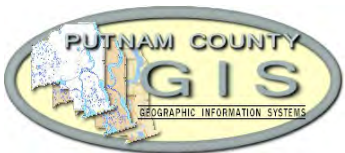
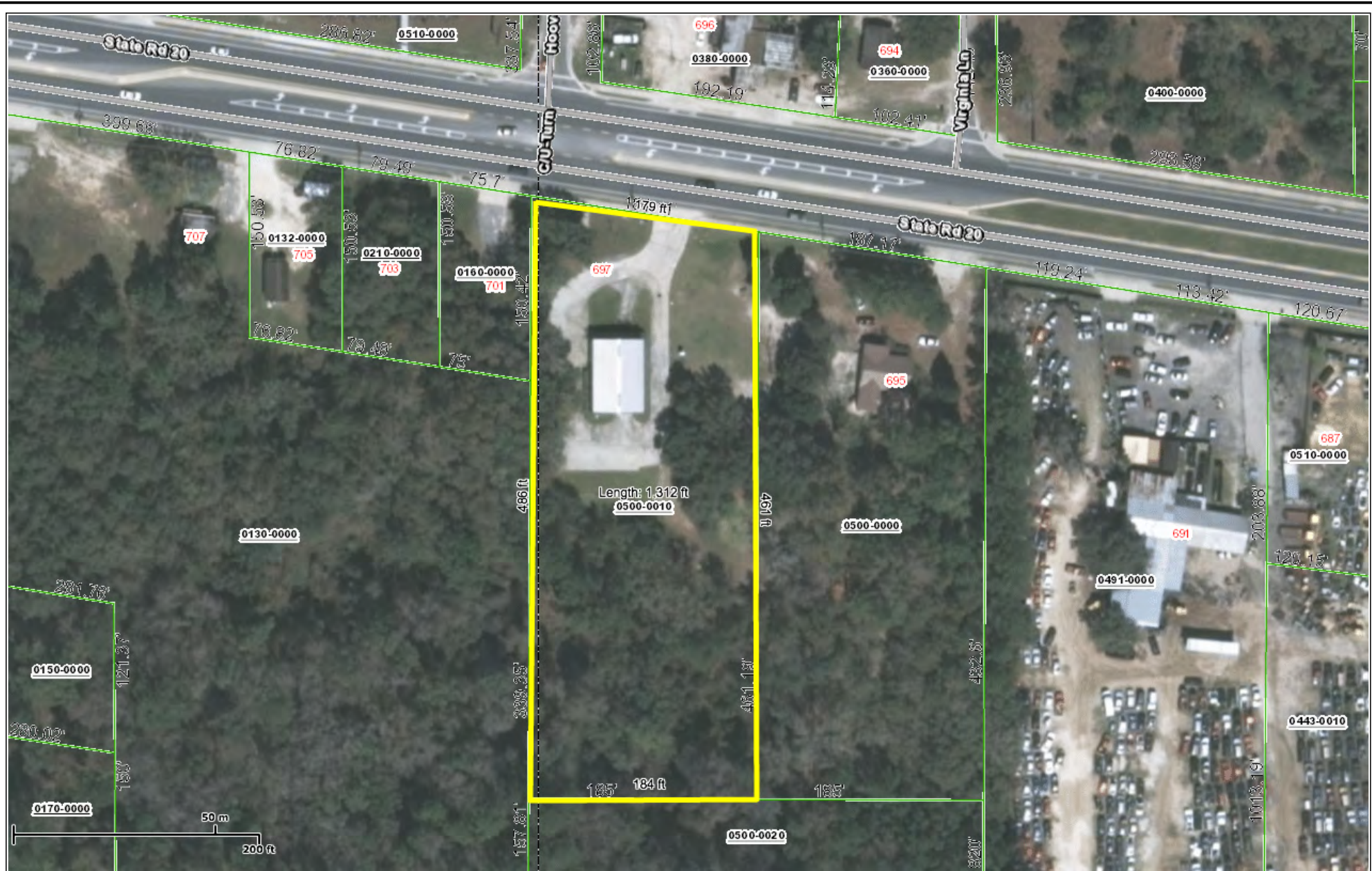
Save Time! Pay Online

www.putnamcountytaxcollector.com

1201508399400000000000000000000011610250000050000104

RETAIN THIS PORTION FOR YOUR RECORDS

RETURN WITH PAYMENT



Title Here

Subtitle Here

All provided Putnam County GIS data are to be considered a generalized spatial representation that is subject to revisions. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries. The Putnam County Board of County Commissioners as well as the constitutional offices including the Clerk of the Court, Property Appraiser, Sheriff, Supervisor of Elections, and Tax Collector assume no responsibility associated with its misuse.

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: PT OF SW ¼ OF NW ¼ OR 248, P 635 (EX OR 249 P 704), (SUBJECT TO EASEMENT BK141, P446 AND OR1143 P1049)

Property Address: 697 State Road 20, Palatka, 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

Address

City State Zip

City State Zip

Phone

Phone

Email

Email

ELLIOT PAUL & COMPANY AUCTIONS,LLC

By:_____

Date:_____