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**Auctioneers ♦ Appraisers ♦ Real Estate Professionals**

12472 Lake Underhill Rd., Suite 312

Orlando, FL 32828

407.275.6853

[www.ewaldauctions.com](http://www.ewaldauctions.com)

# U.S. BANKRUPTCY AUCTION

**Thursday, February 11 at 11:00am**

**Vacant Commercial & Residential Properties**

## AUCTION LOCATION:

245 Cassadaga Rd.

Lake Helen, FL 32744

Directions: From the intersection of I-4 and the Lake Helen Exit (Exit 116), Go East on Main St. (CR 4116) 0.9 mi to Lakeview Dr. (CR4139), Go South on Lakeview Dr. 0.5 mi to Ohio Ave., Go West on Ohio Ave. to Site.

### LOOK FOR SIGNS!

Can't Make it to the Auction? Register for this event on [proxibid.com](http://proxibid.com) and bid from the comfort of your home or office.

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**U.S. BANKRUPTCY AUCTION**  
Thurs., February 11 – 11am



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Division of Equid Empires, Inc. Lic. Real Estate Broker

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Vacant Commercial and Residential Properties – Lake Helen, FL



### PARCEL 1 – VACANT COMMERCIAL LOT

- 210 & 245 Cassadaga Rd., Lake Helen, FL 32744
- 146' x 350' vacant lot: 1.17 Acre
- Zoned: DC; Downtown Commercial by City of Lake Helen
- Septic
- City Water
- Cleared and ready for your project
- Formerly the site of "Albis" bar

### POTENTIAL USES:

- Tavern and Lounge
- Restaurant
- Grocery
- Professional Offices
- Bed & Breakfast
- Retail Shops

### PARCEL 2 – VACANT RESIDENTIAL LOT

- Westlake Drive, Lake Helen, Florida
- 62.6' x 142.5' vacant lot: .20 acre
- Zoned: R3; Single Family Residential
- Heavily treed with large oaks and other natural vegetation
- Septic
- City Water

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**Owner** Robert Thomas, President/Trustee  
Wright, Tina, Case No. 6:07-02648-KSJ & IMOG, LLC.

Pursuant to an order in the U.S. Bankruptcy Court case, Middle District of Florida, Orlando, Ewald Auction & Realty has been authorized to sell the following real property at public auction!

### Terms & Conditions

- Everything sells on an "AS IS, WHERE IS" basis.
- 10% Buyer's Premium on all sales.
- \$5,000 Cash or Cashier's check **PER PARCEL** must be displayed to bid.
- 10% (or cashier's check, whichever is greater) deposit collected day of auction.
- Balance due at closing within thirty (30) days of auction.
- ALL closing costs are at the buyer's expense.
- All sales subject to U.S. Bankruptcy Court Approval.
- Seller to pay Real Estate taxes through Dec 31, 2009; buyer will pay real estate taxes from Jan 1, 2010 and thereafter.
- Possession with Deed.
- Broker participation up to 3% available. Broker must register client at least 48 hours prior to auction. Call to qualify.
- Call for Bidder Information Package.
- Inspection of lots at your convenience.



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*Announcements made at the auction take precedence over printed materials.*