

**ESTATE AUCTION**

**Saturday, Oct 11, 2008**

**at 10:00am**

**Kissimmee, FL**



**609 STILL STREET, KISSIMMEE, FL 34744**



**LIVING ROOM FURNITURE**



**CRAFTSMAN 10 HP 30" RIDING MOWER**

Estate Home and Contents  
 Including: furniture, collectibles,  
 appliances, electronics, tools and more.



**All property to be sold to the HIGHEST BIDDER, REGARDLESS OF PRICE!**

**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.  
**877-505-7770**  
[www.proxibid.com](http://www.proxibid.com)

**AUCTION LOCATION:**  
 609 Still Street, Kissimmee, FL 34744  
 Directions: From the intersection of US 441 (Orange Blossom Trail) and Osceola Parkway (CR 522), go East on CR 522 0.4 mile to Old Dixie Hwy, go South on Old Dixie Hwy 0.2 mile to Still Street, go West on Still Street to site. Look for signs!

Estate home and contents

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[www.ewaldauctions.com](http://www.ewaldauctions.com)  
 407.275.6853  
 Orlando, FL 32828  
 12472 Lake Underhill Rd., Suite 312  
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# ESTATE AUCTION – Saturday, Oct. 11, 2008 at 10:00am

## Estate Home and Contents

In order to help settle the estate of Linda K. Brown, Ewald Auction & Realty has been authorized to sell the following real estate and personal property at public auction to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**

### PROPERTY FEATURES

- .24 acre
- 1,570 sq ft 2 bedroom/1 bath CBS home
- Built in 1960
- Oversized lot with large mature oaks
- Nicely landscaped, citrus trees
- Zoned: RS-3; Residential Single Family
- City Water • Septic
- Fenced large backyard
- Detached workshop with covered work area
- Two carports
- KitchenMaid cabinets
- Tile and carpet throughout house



609 STILL STREET, KISSIMMEE, FL 34744

### PROPERTY AMENITIES

- Quiet neighborhood convenient to area attractions
- Convenient to turnpike (1.3 mi) & SR 417 (3.2 mi)



## PERSONAL PROPERTY

### FURNITURE

Light wood kitchen table & 6 chairs · Southwest motif sofa & love seat · bedroom suite with 5 drwr chest, 6 drwr dresser with mirror & 2 night stands · double and single beds · 5 drwr chest coffee table & end tables · butcher block rolling cart · recliner · computer desk · 4 drwr wicker dresser · glass top wicker table & 4 chairs · (10) lamps · corner shelf · small round end tables · tea cart · wall mirrors · patio furniture · PVC bar and stools · patio glider love seat

### APPLIANCES

KitchenAide Superba side by side refrigerator/freezer · Kenmore HD washer & dryer · Dyson Hepa vacuum · Emerson microwave · LG Dehumidifier · Bissell Quick Steam plus steam cleaner · GE chest freezer · Oreck electric broom toaster oven · coffee maker · Betty Crocker bread maker · Hoover vacuum · and more!

### MISC. ITEMS

Huffy Highland 10 spd bike · Charbroil gas grill fishing rods & tackle · water cooler · large qty of books · luggage · floor fans · cleaning supplies, paints, etc.

### COLLECTIBLES

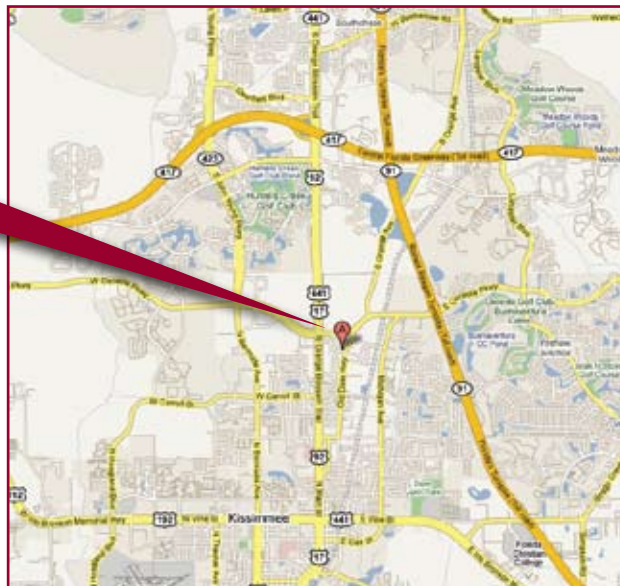
Brother VX-847 sewing machine · Singer Stylist 513 sewing machine and table · sewing table · Union sewing machine & table · brass punch bowl & glasses set · make up cases · decanters candy dishes · glass and crystal pieces · linens quilts eagle sculpture · porcelain angels · ceramic collectibles · Kassel wall mount clock · framed artwork/prints · jewelry box · costume broaches wind chimes · kitchen dishes · large collection of holiday decorations · wicker baskets · and more.

### ELECTRONICS

Compaq Presario 1620 & HP Pavilion N5470 laptop computers · 27", 15" & 12" Sylvania/Emerson TVs · Sylvania DVD/VCR player Nintendo game system · phones · clock radios too much to list it all...

### TOOLS, ETC.

Craftsman 10hp 30" riding mower · Craftsman 2hp 12gal air compressor · Craftsman 12.0V cordless drill & case · compressed air tank · shop vac hand tools (post hole digger, rakes, shovels, etc.) wheelbarrow · step ladder · sprayers · gas cans storage containers · extension cords · and more.



**Owner** The Estate of Linda K. Brown  
Bryan Casey, Personal Representative

### Terms & Conditions

- All Property selling to the HIGHEST BIDDER REGARDLESS OF PRICE, NO MINIMUMS, NO RESERVES!
- All property sells on an "AS IS, WHERE IS" basis.
- 10% Buyer's Premium on all sales.

#### REAL ESTATE

- \$5,000 Cash or Cashier's check must be displayed to bid.
- 10% deposit collected day of auction.
- Balance due at closing within thirty (30) days of auction or SEE SELLER FINANCING.
- ALL closing costs are at the buyer's expense.
- Real Estate taxes to be prorated to the date of the auction.
- Possession with Deed.
- Call for Bidder Information Package.
- Broker participation of up to 3% available. Broker must register client 48 hours prior to auction. Call to qualify.
- Inspection of property by appointment only and one hour prior to auction.

#### ATTRACTIVE SELLER FINANCING

- 20% additional down payment within 30 days.
- 10% annual percentage rate.
- 25 year amortization with 3 year balloon payment.
- No prepayment penalty.
- Mortgage documents and recording costs are at the buyer(s) expense.

#### PERSONAL PROPERTY

- Payment in full the day of the auction.
- Payment by cash, cashier's check or check with a bank letter of guarantee.
- Removal day of auction.
- Inspection one hour prior to auction.



Lic. Real Estate Broker • AB2473/AU1340

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