



A Division of Ewald Enterprises, Inc., Lic. Real Estate Broker

Lic. Real Estate Broker • 408275011340

Auctioneers • Appraisers • Real Estate Professionals

12472 Lake Underhill Rd., Suite 312

Orlando, FL 32828

407.275.6853

www.ewaldauctions.com

U.S. BANKRUPTCY AUCTION

Thursday, May 7, 2009 at 11:00am

Townhouse & (6) Building Lots



Selling to the HIGHEST BIDDER, REGARDLESS OF PRICE!

U.S. BANKRUPTCY AUCTION
Thurs., May 7, 2009 – 11am

FIRST CLASS PSRRT
US POSTAGE
PAID
ORLANDO, FL
PERMIT #1478



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DEVELOPMENT – (1) TOWNHOME & (6) SFR BUILDING LOTS

- Approved for six (6) duplex units and one (1) single family home site
- One (1) duplex completed, one side sold, the other being auctioned.
- 0.5 mile to Indian River, less than 3 miles to the Atlantic Ocean
- Underground utilities (City of Melbourne Water & Sewer)
- Entire area is fenced and/or walled • Prewired for electric entry gate

(6) SFR BUILDING LOTS

- (5) DUPLEX LOTS
- (1) SINGLE FAMILY HOME LOT

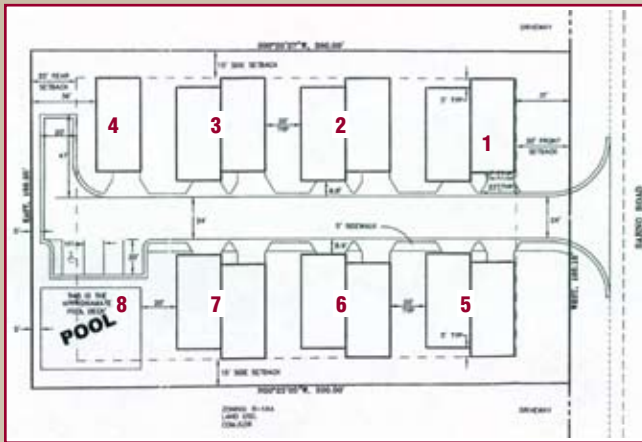
TWISTING BRANCH COURT PROPERTIES

- Certificate of Occupancy by City of Melbourne & Brevard County
- All infrastructure complete (road, utilities, approvals, etc.)

(1) TOWNHOME

905 TWISTING BRANCH COURT

- 3 bedroom / 2.5 bath / 2 car garage
- Built in 2007, never occupied
- 1,616 square feet
- Cherry cabinets, granite countertops, tile and carpet throughout



Owner Hidden Oaks development of Melbourne, Inc.
Leigh R. Meininger, Chapter 7 Trustee

Story Pursuant to an order in the U.S Bankruptcy Court, Middle District of Florida, Orlando Division, in the Hidden Oaks case, Ewald Auction & Realty has been authorized to sell the following property at public auction to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**



Lic. Real Estate Broker • AB2473/AU1340

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Can't Make it to the Auction? Register for this event on proxibid.com and bid from the comfort of your home or office.

proxibid
877-505-7770
www.proxibid.com

Announcements made at the auction take precedence over printed materials.

Terms & Conditions

- All Property selling to the **HIGHEST BIDDER REGARDLESS OF PRICE, NO MINIMUMS, NO RESERVES!** Pursuant to U.S. Bankruptcy Court Order!
- All property sells on an "AS IS, WHERE IS" basis.
- 10% Buyer's Premium on all sales.
- \$2,500 Cash or Cashier's check PER PARCEL must be displayed to bid.
- Property being sold individually and subject to combination with the highest method of sale being final.
- 10% deposit collected day of auction.
- Balance due at closing within thirty (30) days of auction.
- 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.
- Inspection of townhome by appointment or one hour prior to auction; inspection of property at your convenience.

AUCTION LOCATION: 905 Twisting Branch Ct. Melbourne, FL 32935

Directions: From the Intersection of US 1 and Eau Gallie Causeway (CR 518), go South on US-1 0.4 miles to Sarno Road, Go West on Sarno Road to site.

LOOK FOR SIGNS!