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PERMIT #1478



**DUAL AUCTION
U.S Bankruptcy**
Wednesday, Nov. 18, 2009 – 11am & 4pm

11 AM AUCTION
624 E. Bay Drive
Largo, FL 33770
Directions: From the Intersection of US 19 and SR 686 (Bay Drive), Go West on SR 686 approx. 3.1 miles to Site.
(Parcels A, B, C & D will be sold from this location)
LOOK FOR SIGNS!

4 PM AUCTION
5821 Siesta Lane
Port Richey, FL 34668
Directions: From the Intersection of SR 54 and US 19 (Bay Drive), Go North on US 19, 4.3 miles to Siesta Lane, Go East on Siesta Lane to Site
(Both Parcel E & F will be sold from this location)
LOOK FOR SIGNS!

2 COMMERCIAL PROPERTIES & 2 RESIDENTIAL PROPERTIES

Can't Make it to the Auction? Register for this event on proxi bid
877-505-7770
www.proxibid.com

4 PM - 5821 Siesta Lane
Port Richey, FL 34668

Largo, FL 33770

11 AM - 624 E. Bay Drive

(2) Commercial Properties
& (2) Residential Properties

**DUAL AUCTION
U.S. BANKRUPTCY**
Wednesday, Nov. 18, 2009 – 11am & 4pm

www.ewaldauctions.com
407.275.6853
Orlando, FL 32828
12472 Lake Underhill Rd., Suite 312
Auctioneers ♦ Appraisers ♦ Real Estate Professionals



PARCEL A, B, & C



PARCEL D

**1 COMMERCIAL
&
1 RESIDENTIAL
PROPERTY**



11 AM AUCTION
624 E. Bay Drive
Largo, FL 33770
Parcels A, B, C & D

4 PM AUCTION
5821 Siesta Lane
Port Richey, FL 34668
Parcels E & F



PARCEL E

**1 COMMERCIAL
&
1 RESIDENTIAL
PROPERTY**



PARCEL F

PARCEL A, B, & C***

- 624 W. Bay Drive, Largo, FL 33770
- Zoned: C; Commercial (City of Largo)
- Mature landscaping with large oaks
- FDOT Traffic Count: 43,500 AADT
- Alley along rear of property
- 1.5 miles West to Hospital
- 3.1 miles East to US 19



PARCEL A

PARCEL A – THREE COMMERCIAL BUILDINGS

- 624 E. Bay Drive, Largo, FL
- 208' x 117' lot
 - > 208' Frontage on SR 686 (E Bay Dr)
 - > (2) curb cuts into parking area
- (3) separate buildings
 - > 904 sq ft frame building built in 1949
 - > 1,406 sq ft CBS building built in 1957 – Ready for rental
 - > 546 sq ft CBS building built in 1957 – Needs maintenance
- Up to five (5) rentable units



PARCEL B

PARCEL B*
COMMERCIAL BUILDING**

- 700 E. Bay Drive, Largo, FL
- 52' x 117' lot
 - > 52' Frontage on SR 686 (E Bay Dr)
 - > (1) curb cut into parking area
- 1,362 sq ft CBS building built in 1971
- Up to three (3) rentable units



PARCEL C

PARCEL C*
COMMERCIAL BUILDING**

- 710 E. Bay Drive, Largo, FL
- 52' x 117' lot
 - > 52' Frontage on SR 686 (E Bay Dr)
 - > (1) curb cut into parking area
- 1,151 sq ft CBS building built in 1963
- NO ROOF on building

**PARCEL D
RESIDENTIAL CBS HOME**

- 1620 31st Avenue, Tampa, FL 33610
- 888 sq ft CBS - 3 bedroom/1 bath home
- Built in 1961
- Zoned: Residential



PARCEL D

***** PARCELS A, B & C WILL SELL INDIVIDUALLY AND SUBJECT TO FURTHER COMBINATIONS WITH THE HIGHEST METHOD OF SALE BEING FINAL. *****



PARCEL E



PARCEL E

Selling to the HIGHEST BIDDER!

**PARCEL E
COMMERCIAL BUILDING**

- 5821 Siesta Lane, Port Richey, FL
- 85' x 141' lot; 11,985 sq ft Lot
- 2,010 sq ft frame building built in 1969
- Zoned: C-3; General Commercial
- Mature landscaping
- Call for Recent Phase I Environmental Site Assessment Report (ESA)

**PARCEL F
RESIDENTIAL LOT &
DOUBLE WIDE MOBILE HOME**

- 15139 Myrtle Street, Dade City, FL
- 75' x 200' lot; 15,000 sq ft
- 1973 Colorado Double Wide MH
- 1,248 sq ft, 3 bed / 2 bath with shed
- Zoned: R-4; Residential



PARCEL F

Owner Stephen Meininger, Trustee
Malke, Case No. 8:06-bk-03667-KRM
Torres, Case No. 8:09-bk-20283-CED

Leigh R. Meininger, Trustee,
L & W Debrew, Case No. 6:09-bk-06410-KSJ

Sandy Shores Properties, LLC

Story Pursuant to orders in the various U.S. Bankruptcy cases, Middle District of Florida, Orlando and Tampa Divisions, and by the various owners Ewald Auction & Realty has been authorized to sell the following real property at public auction!

Terms & Conditions

- U.S. Bankruptcy Court Ordered Auction!
- Parcels A, B, C, D & F subject to U.S. Bankruptcy Court approval.
- Parcel E selling to the **HIGHEST BIDDER REGARDLESS OF PRICE!**
- ALL real estate 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% 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.
- *****Parcels A, B, & C will sell individually and subject to further combinations with the highest method of sale being final.*****
- Broker participation up to 3% – call to qualify.
- Inspection of properties by appointment; call Auction Company at 407.275.6853.