

LOOK FOR SIGNS!

Directions: From the intersection of I-95 and Malabar Road (SR 514), go East on SR 514 – 0.8 miles to Enterprise Ave. Go South on Enterprise, 0.1 mile to Canova, go East on Canova to Site.

1865 Canova Street
Palm Bay, FL 32909

FORECLOSURE/SECURED CREDITOR AUCTION
Thursday, Aug. 13, 2009 – 11am

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



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



FORECLOSURE/SECURED CREDITOR AUCTION
Thurs., Aug. 13, 2009 – 11am



Selling to the HIGHEST BIDDER, REGARDLESS OF PRICE!

FORECLOSURE/SECURED CREDITOR AUCTION

Thurs., Aug. 13, 2009 – 11am

COMMERCIAL BUILDING & LOT

- 6,310sf CBS building
- 954sf office space, 5,356sf of warehouse with loft
- Built in 1983 on ½ acre of land (148'x150')
- City of Palm Bay Water & Sewer
- Zoned GC; General Commercial
- Paved parking lot with 9 parking spaces in front, 3 in rear of building
- (1) 12' roll-up bay door & (2) 8' roll-up bay doors
- Alarm System on all doors

Parcel 1: 98'x150' or .33 acre

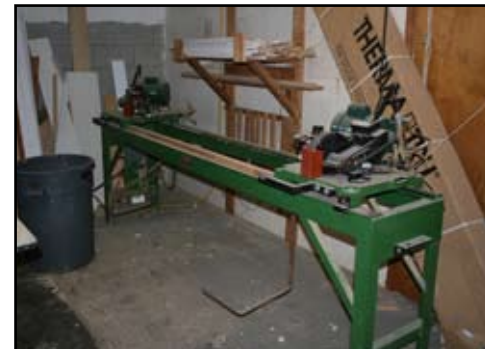
Parcel 2: 50'x150' or .17 acre



Owner: Suron, LLC and Wachovia SBA Lending

Story: Pursuant to an order in the Circuit Court, 18th Judicial Circuit, Brevard County, Florida, in the Suron, LLC case, Ewald Auction & Realty has been authorized to sell the following real and personal property at public auction to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**

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 Court Order!
- Everything sells on an "AS IS, WHERE IS" basis.
- 10% Buyer's Premium on all sales.

Real Estate

- \$5,000 Cash or Cashier's check PER PARCEL must be displayed to bid.
- Parcels to be 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 real estate by appointment or one hour prior to auction.

Personal Property

- Payment in full on the day of auction.
- Payment in cash, cashier's check or check with bank letter of guarantee.
- \$500 cash deposit per vehicle & large equipment at time of bidding.
- Removal of items day of auction until 5pm or by appointment.
- Inspection one (1) hour prior to auction.

WINDOW & DOOR MANUFACTURING FACILITY EQUIPMENT, VEHICLES, TOOLS & INVENTORY

Vehicles

- 2000 Nissan 15' box truck, 138,051 miles, 6 speed manual, a/c, am/fm/cassette
- 1987 Ford F150 pickup truck, 45,501 miles (5 digit), auto, a/c, am/fm
- Komatsu Mod 20, 2 stage propane forklift with side to side shift
- 5'x8' triple Crown trailer

Equipment / Tools

- Full House Ruvo dual ended casing cutter
- Full House Strike Jamb router
- Full House Diamond dual dust collection system
- Dayton Mod 5Z404E air compressor
- Husky 80 gal air compressor
- Custom dual stapler system on cart
- Rockwell Mod 10 contractor table saw
- Senco air tools; Rigid Ind-I-Cut planer; (2) Dewalt radial arm saws; Rockwell drill press; Hitachi mitre saw; Troybilt lawn mower; Home lite trimmer; misc. hand tools, rolling carts, barrel fan, tool benches and more

Inventory

- @ 300 doors of various sizes, types & styles, wood & metal
- @ 100 various window products
- @ 275 new boxed lock sets by Kwikset, Schlage, Leverset – locking, privacy, security, etc.
- @100 boxed dead bolt locks
- Door & window trim and accessories
- (13) sections of pallet racking
- Inventory of hinges, stoppers, auto closure mechanisms and related accessories
- Displays of doors, windows, handles, locks, etc.
- Too much to list

Office Furniture & Equipment

- (4) computer systems with flat screen monitors
- Avaya phone system & 11 phones
- Canon PC940 copier · (10) file cabinets · (10) secretarial chairs · (7) desks · Latham 1000E time clock · (2) HP LaserJet 1100 printers · HP 1040 fax machine · storage cabinets · water cooler · more.