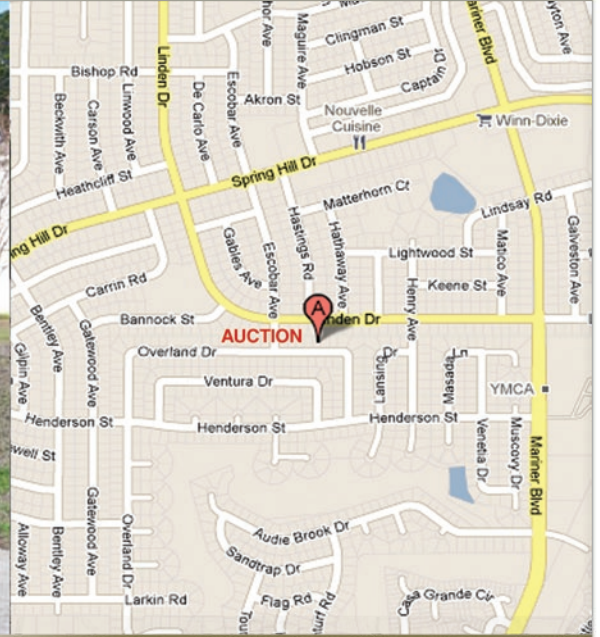


FOR
SALE

BY PUBLIC

AUCTION

4189 CASTLE AVE., SPRING HILL, FL



WHEN

Saturday March 5th
@ 12PM

WHERE

ON SITE

1497 Overland Drive,
Hudson, FL 34667

Directions: Go north on Castle Ave. to Elwood Rd. turn left, go to Mariner Blvd. and turn left go to Henderson St. and turn left go to Overland Dr. and turn Right to address.

PREVIEW

On Site Day of Sale from
10 to 11:30 AM

- 3 Bed / 2 bath
- Leased thru June 2011 at \$900.00 Per Month
- Built in 1985 - 1600 Sq.Ft.
- Screened Pool and fenced yard
- 2 Outside storage sheds

This home has had sinkhole repairs made and now has engineering report confirming repairs are complete.



Linda Hergott (727) 744-6102

Terms and conditions:

At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. A 10% Buyer Premium will be added to the bid to create the purchase price. Premier Auction Group and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Premier Auction Group, Inc represents the seller only.