

FOR  
SALE

BY PUBLIC  
**AUCTION**

**FORECLOSURE AVOIDANCE SHORT-SALE**



**WHEN**

Saturday, April 5th  
@ 11 AM

**WHERE**

**ON SITE**  
4329 Whitter Drive  
Land O'Lakes, FL

**OPEN HOUSE**

Day of Sale, From 9 AM

Heron Point @ Sable Ridge

- Built in 2001
- 2628 Square Feet Home
- Home Located on Water Conservation
- 4 Bedrooms/ 3 Bath/ Office/ 3 Car Garage
- Vaulted Ceilings
- Formal Living Room

- Formal Dining Room
- Family Room
- New School & Shopping
- Close to SR 54
- Buyer Pre-Approval letter or prove of cash will be required within 72 hours of Auction.
- 14 Day seller, bank acceptance required



Dean Collura (813)-404-7527

**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 of sellers bank acceptance. 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.