

## PROPERTY INFORMATION PACKAGE ONLINE AUCTION

2.75± AC Lot, New Port Richey, FL

**Will Sell Regardless of Price**



12041 Mystic Ave., New Port Richey, FL, 34654

Property #: DG303

Preview: Drive by anytime

Auction Start Date, Time: 7/26/2012 at 9 AM ET

Auction End Date, Time: 8/8/2012 at 4:15 PM ET



Tranzon Driggers  
Walter J. Driggers, III, Lic. Real Estate Broker, FL Lic# AU707 & AB3145

P: 877-374-4437

F: 352-369-9295

[soldnow@tranzon.com](mailto:soldnow@tranzon.com)

## Notice to Bidders

The Seller owns this property as a result of foreclosure or other similar action and has limited knowledge regarding its condition.

The information included is a summary of information available from a number of sources, much of which has not been independently verified. The sources from which the information was gathered are believed to be reliable; however, all information contained within this package is subject to verification by all parties relying on it. No representations or warranties, expressed or implied, as to the accuracy or completeness of the information in this and other advertising materials shall be deemed made, and no legal commitment or obligation shall arise, by reason of this package or its contents.

This summary has been provided only for the use of prospective bidders. Buyer must rely on his/her own information, inspection, review of public records and own determination to bid, consulting whatever advisors he/she may feel appropriate.

**The property described is being sold in “as-is, where is, with all faults” condition. Neither Tranzon Driggers, the Seller, nor their respective agents make any express or implied warranties of any kind.** This listing may be withdrawn and/or modified without notice at any time.

**Tranzon** Driggers, licensed real estate broker, is acting as agent of the seller. **Tranzon** Driggers is a member company of **Tranzon**, L.L.C. and is independently owned and operated.

## **Important Dates & Facts**

**Prop#:** DG303  
**Online Auction Opens:** Thursday, July, 26, 2012 at 9 AM ET  
**Online Auction Ending Date:** Wednesday, August. 8, 2012  
**Online Auction Ending Time:** 4:15 PM ET  
**Preview:** Drive by anytime  
**Deposit:** \$2,500 or 10% of total purchase price, whichever is greater,  
**(Payable to Escrow Agent)** due via wire transfer the next business day after notification that you are the winning bidder.  
**Escrow Agent:** American Home Title of Tampa Bay, Inc.  
**Closing Date:** Friday, September 7, 2012  
**(on or before)**

### **How to Bid:**

All bids for this property are required to be placed online throughout the term of the auction. This online auction will employ auto extend.

### **Concerning Conditions:**

**Tranzon Driggers** is acting as agent of the seller. The auctioneer's decision is final in the event of a dispute over any matter. The auctioneer reserves the right to: (A) revoke the bidding privileges of any bidder at any time; (B) refuse any bid which is merely a fractional advance over the preceding bid; (C) postpone or cancel the auction, to withdraw the property from auction and to change or alter the terms of the auction upon announcement prior to or during the course of the auction, without prior notice; (D) auto-extend bidding for 2 mins. when a bid is placed within 2 min. of scheduled closing time; (E) not accept a highest bid as the successful bid due to Seller's reserve not being met or for any other reason; and (F) waive, revise or otherwise amend any previously announced requirements.

All announcements sent by email to the designated email address of the registered bidders supersede any printed material or any other statements made previously. The property is being sold in "as is, where is" condition, subject to "all faults." You are urged to thoroughly inspect the property before submitting bids in the auction. The purchaser/buyer must rely on his/her own information, inspection of records and determination.

### **Concerning Terms:**

- A 8% buyer's premium will be added to the final bid and will be included in the Full Contract Price.
- The Successful High Bidder must execute a Contract for Purchase and Sale of Real Estate and remit the deposit as indicated above.
- Contracts will be executed electronically.
- Closing must be on or before the date indicated above.
- Buyers should have all tests and inspections (including lead-based paint, if applicable) completed prior to placing bids in the auction.
- Seller will provide Special Warranty Deed at closing.
- Buyer closing costs will include documentary stamps, recording the deed, settlement fee, title insurance premium, and any other disclosed costs associated with the transaction.
- For complete terms, please review Contract for Purchase and Sale of Real Estate.

In order to place bids online in this event you must complete an online registration process to receive your bidder number and password. Part of the registration process includes registering a valid credit card in your name with at least \$2,000 of available credit. The credit card will not be charged during the registration process. If you have any questions, please call 877-374-4437.

### **Bidder Identity Verification:**

The identity of all bidders will be authenticated through the credit card information provided during registration. Bidding rights are provisional, and if complete verification is not possible, Tranzon Driggers will terminate the registration, and bidding privileges will be halted.

At the conclusion of bidding, Successful High Bidder will be notified via telephone and/or email and will receive Contract for Purchase and Sale of Real Estate and instructions on how to complete the transaction.

### **Non-Compliance:**

A Non-Compliance Fee of \$2,000 will be charged to your registered credit card IF you are the Successful High Bidder and fail to execute the Contract for Purchase and Sale of Real Estate and deposit the required earnest funds as indicated above. This Non-Compliance Fee is charged as a penalty for failing to abide by the agreed upon Terms & Conditions.

### **Broker Participation:**

**Tranzon Driggers** encourages cooperating brokerage participation with licensed real estate brokers.

- A commission of one and a half percent (1.5%) of the high bid will be paid at closing by **Tranzon Driggers** to a buyer's broker who registers the successful buyer who closes on the property. (No commission will be paid if the buyer fails to close).
- Broker must register his/her client by mail, email or fax with:

#### **Tranzon Driggers**

One NE 1st Avenue, Suite 301

Ocala, FL 34470

Fax: 352.369.9295

Email: soldnow@tranzon.com

- Completed registration must be received prior to the scheduled commencement of the online auction for the property. **The form must be signed by both the broker and the client.**
- Registration must be on the Broker/Client Registration form provided specifically for this auction property.
- **Brokers/agents acting as principals are not eligible for this commission.**
- There can be NO EXCEPTIONS to this procedure.

**2.75± AC Lot, New Port Richey, FL**

ONLINE Auction Begins  
July 26 at 9 AM ET

- Wooded lot with paved road
- Moon Lakes subdivision
- Check w/ county for approved uses

**Auction Ends:**  
**Wed. Aug, 8**  
**4:15 PM ET**

**Preview:**  
Drive by anytime

**Property Description** This lot in Moon Lakes mobile home subdivision in the heart of Pasco County is wooded and secluded. A cypress-shaded creek forms the property boundary. Paved roads provide convenience. Check with county regarding possible uses as this land is low-lying.

<b>Land Size</b>	2.75± AC	<b>Building Size</b>	N/A
<b>Frontage</b>	N/A	<b>BD/BA/GAR</b>	N/A
<b>Zoning</b>	AR	<b>Year Built</b>	N/A
<b>Land Use</b>	AR	<b>Assn</b>	None
<b>County</b>	Pasco	<b>Assoc. Fee</b>	N/A
<b>Tax</b>	\$18.72 (2011 w/o exemptions)	<b>Water</b>	Well - Required
<b>Tax ID</b>	09-25-17-0070-00000-0471	<b>Sewer</b>	Septic - Required

**Terms of Sale:**

**Buyer's Premium:** 8% buyer's premium will be added to the high bid to determine the contract price.

**Initial Deposit:** \$2,500 or 10% of total purchase price, whichever is greater, due via wire transfer the next business day after notification that you are the winning bidder.

**Title/Escrow Agent:** American Home Title of Tampa Bay, Inc.

**Closing Date:** on or before 9/7/2012

***You are urged to thoroughly inspect the property before the auction!***

The information contained in this property overview is subject to inspection and verification by all parties relying on it. The Seller and their agents assume no liability for the accuracy, error or omissions. This listing may be withdrawn or modified without notice at any time. All square footage, lot size measurements and dimensions in this information are approximate. No warranties or guarantees are expressed or implied. The purchaser must rely on his/her own information, inspection, records and determination to bid.

***The property is being sold "as is, where is" with "all faults."***

For additional information please call:

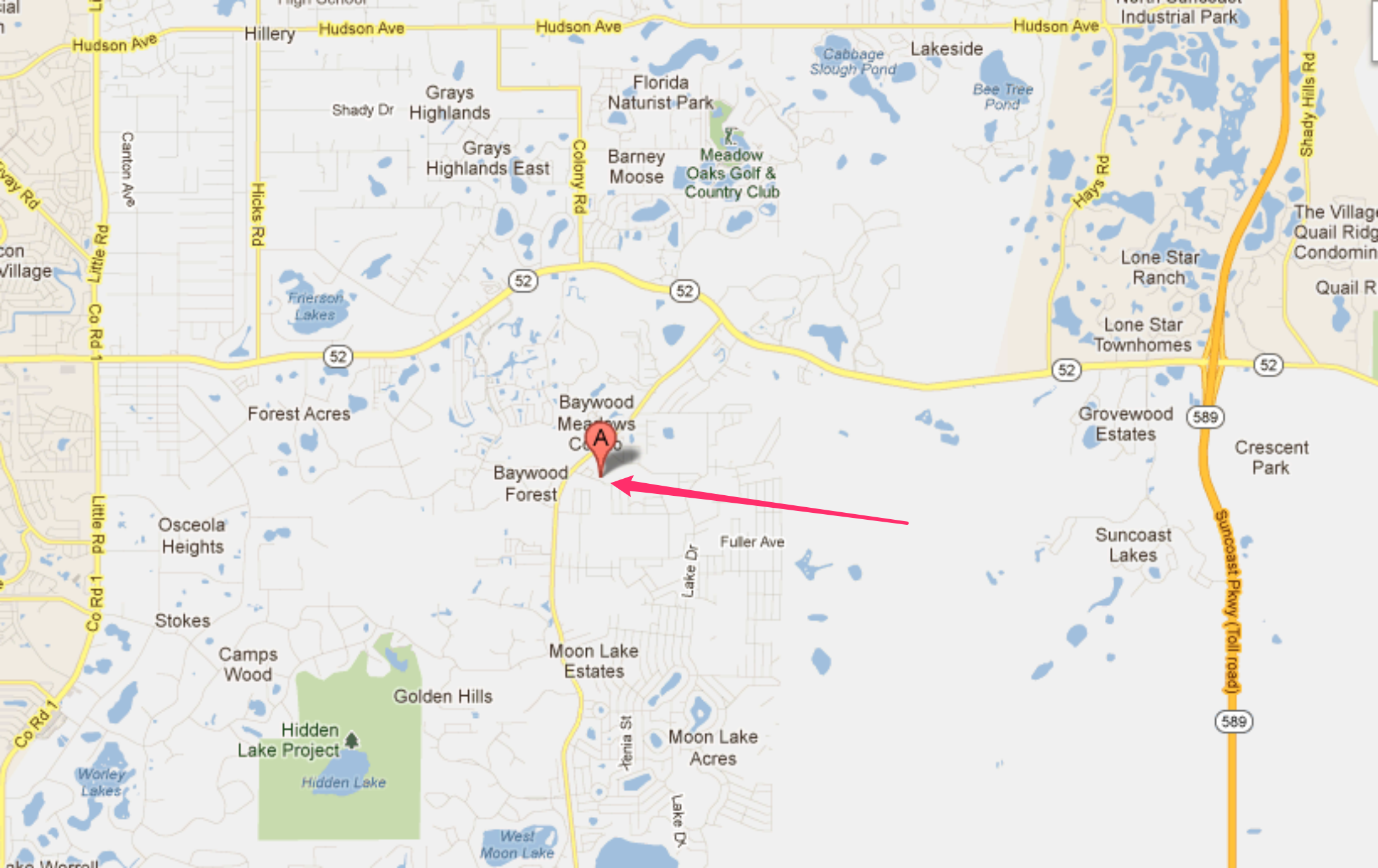
**David Ernest**

**877-374-4437 or 352-369-1047**

Tranzon Driggers, Walter J Driggers, Lic. Real Estate Broker, agent for the seller #AU707 & AB3145  
Independently owned and operated • a member company of Tranzon LLC

**www.tranzon.com**





A

Baywood Meadows  
Co Rd

Baywood  
Forest

Moon Lake  
Estates

Golden Hills

Hidden  
Lake Project

Hidden Lake

Moon Lake  
Acres

West  
Moon Lake

Renia St

Lake Dr

Fuller Ave

Lake Dr

Osceola  
Heights

Stokes

Camps  
Wood

Worley  
Lakes

Co Rd 1

Little Rd 1  
Co Rd 1

Forest Acres

Frerison  
Lakes

Shady Dr  
Grays  
Highlands

Grays  
Highlands East

Colony Rd

Barney  
Moose

Meadow  
Oaks Golf &  
Country Club

Florida  
Naturist Park

Cabbage  
Slough Pond

Lakeside

Bee Tree  
Pond

Hays Rd

Lone Star  
Ranch

Lone Star  
Townhomes

Groveswood  
Estates

Crescent  
Park

Suncoast  
Lakes

589

589

52

52

52

52

52

Hudson Ave

Hillery

Hudson Ave

Hudson Ave

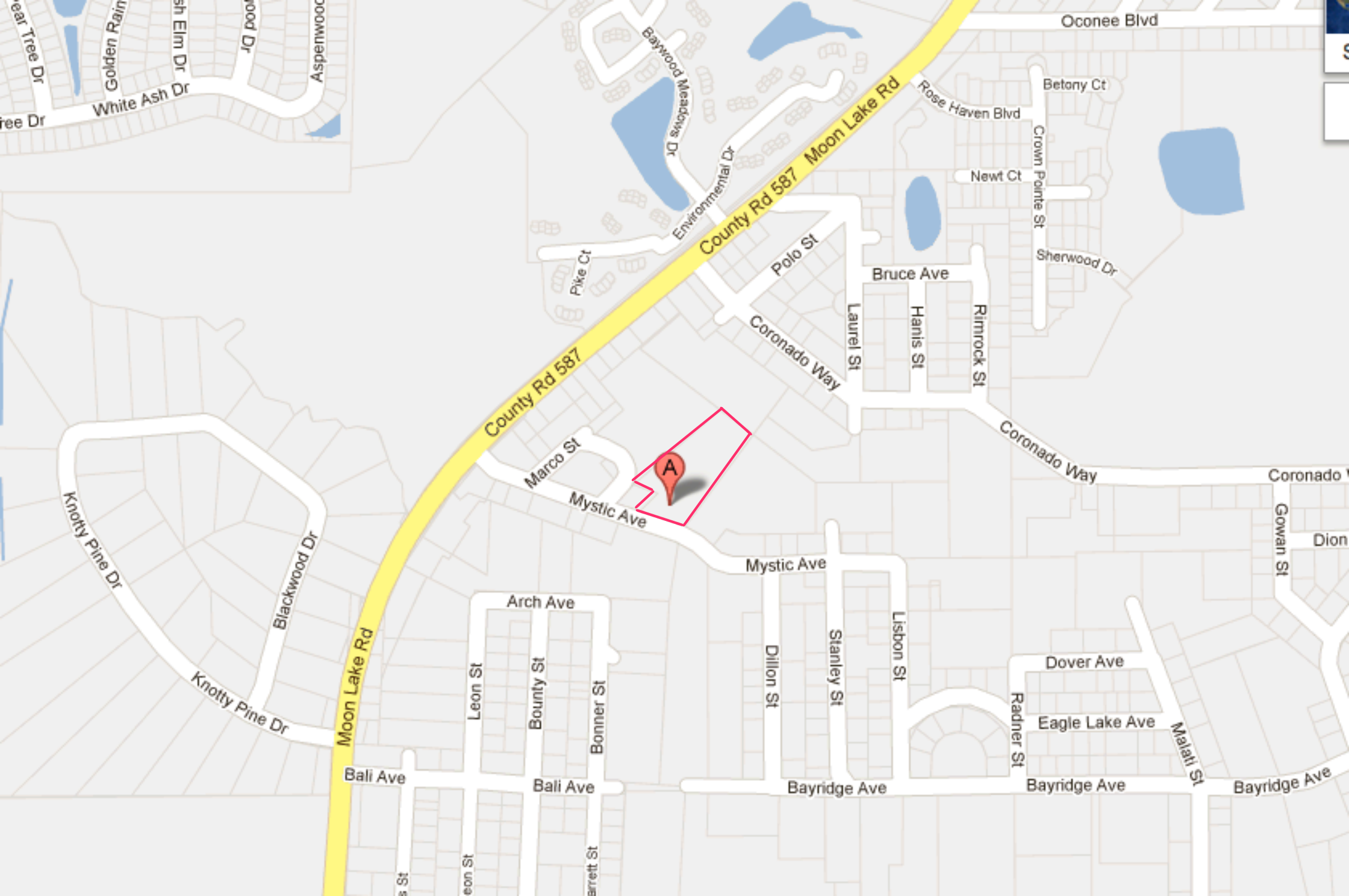
Hudson Ave

Industrial Park

Shady Hills Rd

The Village  
Quail Ridg  
Condomin

Quail R





DG303



<b>Data Current as Of:</b>		Weekly Archive - Saturday, June 30, 2012						
<b>Parcel ID</b>		09-25-17-0070-00000-0471 (Card: 001 of 001)						
<b>Classification</b>		96 - Sewage Disposal, Waste Lands, Swamp						
<b>Mailing Address</b> FLARESCO INC 104 S MAIN ST GREENVILLE SC 29601-4804 <b>Physical Address</b> Physical Address N/A				<b>Property Value</b> Ag Land \$0 Land \$1,169 Building \$0 Extra Features \$0 Just Value \$1,169 Assessed (Non-School Amendment 1) \$1,169 <b>Taxable Value \$1,169</b>				
<b>Legal Description</b> (First 4 Lines) MOON LAKE ESTATES UNREC PLAT IN SEC 9 POR OF TRACT 47 DESC AS COM AT MOST ELY COR OF LOT 12 BLOCK 27 MOON LAKE ESTATES								
<b>Land Detail</b> (Card: 001 of 001)								
Line	Use	Description	Zoning	Units	Type	Price	Condition	Value
1	9600	WASTE LAND	00AR	2.75	<a href="#">AC</a>	\$425.00	1.00	\$1,169
<b>Additional Land Information</b>								
<b>Acres</b>	2.75	<b>Tax Area</b>	<a href="#">6200</a>	<b>FEMA Code</b>	--	<b>Residential Code</b>	<a href="#">1MLK.U1</a>	
<b>Building Information</b> (Card: 001 of 001)								
Unimproved Parcel 00 - Unimproved								
<b>Extra Features</b> (Card: 001 of 001)								
Line	Description	Year	Units	Value				
No Extra Features								
<b>Sales History</b>								
<b>Previous Owner</b>			HARRIS JONATHAN W & PAMELA A					
Year	Month	Book/Page	Type	Amount				
2008	11	<a href="#">7966 / 1436</a>	<a href="#">WD</a>	\$0				
2007	05	<a href="#">7490 / 0600</a>	<a href="#">WD</a>	\$0				



**Pasco County, Florida**  
**1.4 miles N of Moon Lake**

Prepared by the Office of Mike Wells, Pasco County Property Appraiser.

Map Created on 7/5/2012 at 1:02:46 PM.



Environmental Report

If available for this property, the environmental report may be obtained via separate download.

Association, Covenants and Restriction Documents

If applicable for this property, these documents are available via separate download.

# Commitment for Title Insurance

(with Florida Modifications)



Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate

or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

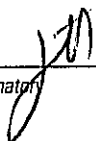
This Commitment shall not be valid or binding until countersigned by an authorized officer of the Company or an agent of the Company.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the Effective Date shown in Schedule A.

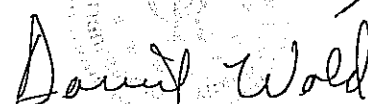
*Continued on back page*

**American Home Title  
of Tampa Bay, Inc.  
6703 N. Himes Ave.  
Tampa, FL 33614**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

[  ]  
Authorized Signatory

By  President

Attest  Secretary



American Home Title of Tampa Bay, Inc.  
6703 North Himes Avenue  
Tampa, Florida 33614-4029  
Phone: (813) 870-0333 Fax:(813) 874-0231

**COMMITMENT FOR TITLE INSURANCE**  
**SCHEDULE A**

**File Number:** AHT120337

**Commitment Date:** July 12, 2012 at 8:00 a.m.

1. Policy (or Policies) to be issued:

(a) **Owner's Policy** ( ALTA Own. Policy (06/06) )

**Proposed Insured:**  
TBD

(b) **Loan Policy** ( ALTA Loan Policy (06/06) )

**Proposed Insured:**

2. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee Simple, and title thereto is at the effective date hereof vested in:

Flaresco, Inc.

3. The land referred to in this Commitment is described as follows:

SEE EXHIBIT"A" ATTACHED TO AND MADE A PART HEREOF

**American Home Title of Tampa Bay, Inc.**

Countersigned By: \_\_\_\_\_

Authorized Signature

File Number: AHT120337

**SCHEDULE B - SECTION I  
REQUIREMENTS**

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Instrument(s) creating the estate or interest must be approved, executed and filed for:
  - a. Special Warranty Deed executed by Flaresco, Inc., to TBD, showing proper marital status, conveying said land described in Schedule "A".

The Company must be furnished a Corporate Resoluton designating the authorized Corporate Officer to execute documents on behalf of said corporation if said officer is other than the President, Chief Executive Officer or any Vice President thereof.

3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid.
5. Provide an affidavit by current owner, certifying that there are no liens against the insured land other than as disclosed by this commitment; that there are no outstanding or pending claims against the affiant that may constitute the basis for a lien against the insured land; that other than as disclosed by this commitment there are no matters which constitute defects in affiants' title to the insured land; and that there are no matters existing at this date which adversely affect the ability of the affiant to convey the insured land.
6. Proof must be obtained as to the proper filing/incorporation of Flaresco, Inc., within the State of its origin and/or the State of Florida as well as proof to its current good standing.
7. Satisfaction of that certain mortgage in favor of MERS as Nominee for Transland Financial Services, Inc., dated May 3, 2007, recorded May 8, 2007 in Official Record Book 7490, Page 601, Public Records of Pasco County, Florida, in the original principal sum of \$199,765.00, said mortgage assigned by Assignment of Mortgage in favor of Mercantile Bank, a Division of Carolina First Bank, as recorded in Official Records Book 7692, Page 540, of the Public Records of Pasco County, Florida.
8. Partial Release of that certain Resolution Imposing a Lien in favor of Board of County Commissioners, dated August 12, 2008 and filed August 21, 2008 in Official Records Book 7909, Page 604, of the Public Records of Pasco County, Florida.

Old Republic National Title Insurance Company

Commitment Number: AHT120337

**SCHEDULE B - SECTION I**  
**REQUIREMENTS**  
(Continued)

9. Payment of real estate taxes for the years 2010 and 2011.
10. NOTE: Parcel/Folio #09-25-17-0070-00000-0471; Taxes for 2011 are due in the amount of \$30.65 if paid by August 31, 2012. Gross Taxes are \$18.72. The assessed value is \$1,169.00. Homestead exemption was not filed for 2011. Certificate No. 1107359. DELINQUENT TAXES for the year 2010 are due in the amount of \$41.56 if paid by August 31, 2011. Certificate No. 1007397.



American Home Title of Tampa Bay, Inc.

File Number: AHT120337

**SCHEDULE B - SECTION II  
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights of parties in possession, other than the record owner, not shown by the public records.
3. Easements or claims of easements not shown by the Public Records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Any municipal resolution for public improvements or special assessment as provided by Chapter 170.01, Florida Statutes, which are not properly recorded in the public records and which do not provide notice to the owner of record in public records.
7. Taxes for the year 2012 and taxes or special assessments which are not shown as existing liens by the public records or which may be levied or assessed subsequent to the date hereof, which are not yet due and payable.
8. Solid Waste Assessment for the year 2012 and which are not shown as existing liens by the public records or which may be levied or assessed subsequent to the date hereof, which is not yet due and payable.
9. Any claim that any part of said land is owned by the State of Florida by right of sovereignty, and riparian rights, if any.

Old Republic National Title Insurance Company

Commitment Number: AHT120337

**SCHEDULE B - SECTION II**

**EXCEPTIONS**

(Continued)

10. Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for services by any water, sewer or gas system supplying the lands described herein. (as to Owners Policy only)
11. The rights of tenants in possession under bona fide leases pursuant to the provisions of the Federal "Helping Families Save Their Homes Act of 2009".
12. Existing unrecorded lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s).
13. Lake Easement to Moon Lake Estates as recorded in Official Records Book 51, Page 519, of the Public Records of Pasco County, Florida.
14. Subject to Solid Waste Assessments as levied by Pasco County, Florida.
15. Covenants, conditions, restrictions and easements as shown on the plat of Moon Lake Estates, Unit Four, as filed in Plat Book 4, Page 79, Public Records of Pasco County, Florida.

**File Number:** AHT120337

## **EXHIBIT "A" - LEGAL DESCRIPTION**

Tract 47-B, A portion of Section 9, Township 25 South, Range 17 East, Pasco County, Florida, being more fully described as follows:

Commence at the most Easterly corner of Lot 12, Block 27, Moon Lake Estates, Unit Four, shown on plat recorded in Plat Book 4, Page 79, Public Records of Pasco County, Florida; thence run South 39 deg., 17 min., 11 sec., East, 50.00 feet; thence run North 50 deg., 42 min., 49 sec., East, 48.87 feet for a point of beginning; thence continue North 50 deg., 42 min., 49 sec., East, 490.56 feet; thence South 51 deg., 41 min., 53 sec., East, 178.01 feet; thence South 38 deg., 18 min., 07 sec., West, 508.57 feet; thence North 69 deg., 18 min., 00 sec., West 202.00 feet; thence North 45 deg., 07 min., 58 sec., East, 125.00 feet; thence North 69 deg., 18 min., 00 sec., West, 110.96 feet to the point of beginning.

Parcel Number: 09-25-17-0070-00000-0471