

Auction Process – DG981 • North Port, FL

Tranzon Driggers will conduct the foreclosure auction August 2 at 11 am at Aloft Sarasota, 1401 Ringling Blvd., Sarasota, FL 34236. Online bidding is also available upon request.

1. Bidding Qualification
 - a. Live — complete bidder registration acknowledgment form onsite and present cashier's check made payable to **Karen E. Rushing, Clerk of the Courts, Sarasota County** in the amount of **\$76,132.50** (\$75,000 deposit + \$1,132.50 court registry fee).
 - b. Online — complete online bidder registration acknowledgment form and mail it with a cashier's check made payable to **Karen E. Rushing, Clerk of the Courts, Sarasota County** in the amount of **\$76,132.50** (\$75,000 deposit + \$1,132.50 court registry fee) to Tranzon Driggers **no later than close of business on July 31, 2017** (101 E. Silver Springs Blvd., Suite 304, Ocala, FL 34470).
2. High Bidder
 - a. Live — Upon declaration that you are the successful bidder, you will immediately surrender your cashier's check for the deposit and registry fee and sign the Memorandum of Foreclosure Sale.
 - b. Online — Upon declaration that you are the successful bidder, you will be notified via telephone and must immediately execute the Memorandum of Foreclosure Sale via a secure online document signing service. Unsuccessful online bidders will have their cashier's check returned by signature required mail within 5 business days after the auction.
3. After the auction on August 2, Tranzon Driggers will deliver the Certificate of Sale signed by Walter Driggers as Special Master, the Memorandum of Foreclosure Sale together with the cashier's check for the deposit and registry fee to the Clerk's office.
4. No later than August 23, 2017 the buyer will tender to the Clerk's office at 2000 Main Street, Sarasota, FL 34236 (Historic Courthouse, first floor, Public Access Room, Ask for someone on the Foreclosure Team), the balance of the high bid together with the documentary stamps (high bid divided by 100 x \$0.70) and registry fee (balance of high bid x 1.5% + \$7.50) in the form of a cashier's check made payable to **Karen E. Rushing, Clerk of the Courts, Sarasota County**.
5. No later than August 23, 2017 the buyer will wire the 10% Buyer's Premium to **Tranzon Driggers Escrow Account**.
6. 10 days after the balance is paid by the high bidder to the Clerk's office and the Buyer's Premium paid to Tranzon Driggers the clerk's office will issue the Certificate of Title.

BIDDER REGISTRATION ACKNOWLEDGMENT

I, _____, wish to participate in the auction on August 2, 2017, conducted by Walter J. Driggers III, of Tranzon Driggers, [the "Special Master" (Auctioneer)], of certain real and personal property identified in Case No. 2017 CA 00454 located at 5456 Greenwood Ave., North Port, FL 34287 (the "Property") and referenced in the Uniform Final Judgment of Mortgage Foreclosure in favor of Wells Fargo Bank, N.A. In consideration of having the right to bid at the auction, I hereby acknowledge and agree to be bound by the following terms and conditions of the auction:

1. I understand that a 10% Buyer's Premium must be paid to the Special Master in the form of a **wire transfer or cashier's check to Tranzon Driggers Escrow Account** on or before August 23, 2017. The Buyer's Premium is non-refundable and will not be refunded to me under any circumstances, except as set forth in paragraph 7.
2. In the event that I am the high bidder at the auction, I hereby agree to pay a non-refundable deposit (the "Deposit") and court registry fee of **\$76,132.50** (\$75,000 deposit + \$1,132.50 court registry fee) at the conclusion of the auction. The Deposit and Court Registry Fee shall be in the form of a **certified check made payable to Karen E. Rushing, Clerk of the Courts, Sarasota County**. The Deposit and Court Registry Fee are non-refundable and will not be refunded to me under any circumstances, except as set forth in paragraph 7.
3. In the event that I am the successful bidder at the auction, I agree to pay the balance of the High Bid, documentary stamps and court registry fee on the balance of the high bid to Karen E. Rushing, Clerk of the Courts, Sarasota County on or before August 23, 2017. This amount shall be in the form of a **certified check made payable to Karen E. Rushing, Clerk of the Courts, Sarasota County**.
4. I understand that the Property is being sold in "as-is" condition. I have had an opportunity to conduct my own due diligence with respect to the Property and have not relied on any representations or documentation provided by the Special Master (Auctioneer), Wells Fargo Bank, N.A., or any agent or affiliate thereof, in deciding to bid on the Property or purchase the Property. I hereby remise, release, acquit, satisfy, and forever discharge the Special Master (Auctioneer), Wells Fargo Bank, N.A., or any agent or affiliate thereof, of and from all, and all manner of action and actions, right, claim and claims, cause and causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, damages, judgments, executions, and demands whatsoever, in law or in equity which I ever had, now have, or which any successor or assign of first party hereafter can, shall or may have against Special Master (Auctioneer), Wells Fargo Bank, N.A., or any agent or affiliate thereof for, upon or by reason of any matter, cause or thing whatsoever from the beginning of the world to the day of these presents, whether such right, cause of action, claim or claims are accrued or non-accrued, latent or patent, known or unknown, and anticipated or unanticipated at this time, with respect to bidding on or purchasing the Property.
5. I understand that, after the auction, the Special Master (Auctioneer) will certify the sale to the Clerk of the Circuit Court of Sarasota County, FL through the filing of a Certificate of Sale.
6. I understand that, after full payment of the High Bid, Court Registry Fee, Doc. Stamps, and Buyer's Premium, but in any event no earlier than 10 days from the date of the Auction, title will vest with me, as the successful bidder, through the issuance of a Certificate of Title by the Clerk of the Circuit Court of Sarasota County, FL.
7. I understand that, pursuant to Florida law, objections to the sale may be filed within ten (10) days of when the balance is paid. In the event that an objection is properly made and the Court vacates the Auction, then I understand that my right to purchase the Property will be extinguished and that I will receive a refund of the Deposit, Court Registry Fee, and Buyer's Premium. **I understand that this is the only circumstance in which the Deposit, Court Registry Fee, and Buyer's Premium will be refundable.**

Signature: _____

Name: _____

Date: _____

Address: _____

Phone Number: _____

E-mail Address: _____

Bidder # _____
