

**SELLING TO HIGHEST BIDDER OVER \$199,000**

**2 bedroom, 2 bath CBS home**  
Thursday, December 13, 2007 at 4 pm

# EE AUCTION

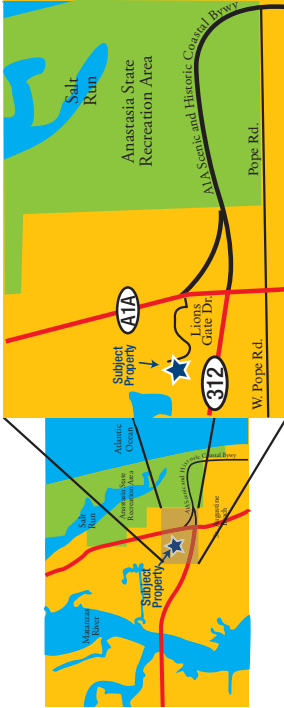
**Ewald Enterprises, Inc.**  
Auctioneers • Appraisers • Real Estate Professionals

**EE**  
**Ewald Enterprises, Inc.**  
U.S. Real Estate Broker • A8274376150  
 Auctioneers • Appraisers • Real Estate Professionals  
 12472 Lake Underhill Road, Suite 312  
 Orlando, Florida 32828  
 (407) 275-6853  
 www.ewald-enterprises.com

FIRST CLASS  
 PRESORT  
 US POSTAGE  
 PAID  
 PERMIT 1979  
 ORLANDO, FL

# AUCTION

**2 bedroom, 2 bath CBS home**  
Thursday, December 13, 2007 at 4 pm



**Location: 251 Lion's Gate Drive • St. Augustine, FL 32080**  
 Directions: From the intersection of SR 312 (Plantation Island Drive) and SR A1A, go north on SR A1A for 0.1 mile to Lion's Gate entrance. Follow Lion's Gate Drive to site.



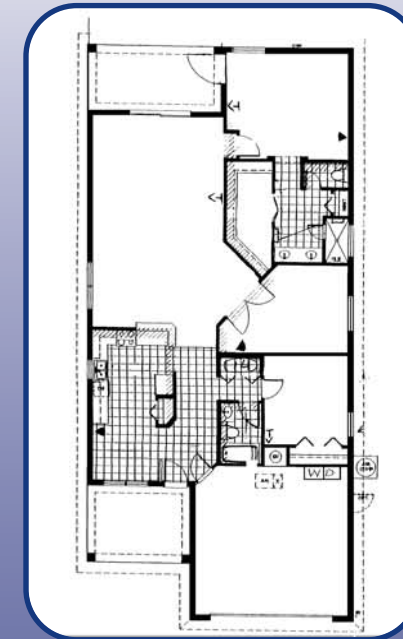


# AUCTION • Thursday, December 13 • 4 pm • AUCTION



### Property Features

- 251 Lion's Gate Drive • St. Augustine, FL 32080
- CBS Construction
- Built in 2001
- 1826 square feet
- 2 bedrooms/2 bathrooms/den/2 car garage
- In-ground pool
- Screened enclosure over covered patio and pool
- Eat-in kitchen
- Covered entry
- Tile and Berber carpet throughout
- County water and sewer
- Open floor plan with vaulted ceilings
- Central A/C and heat
- Kenmore refrigerator/freezer; GE Spectra oven; GE Nautilus dishwasher



### Property Amenities

- Gated community with club house and pool
- 1.1 miles to Atlantic Ocean
- 1.1 miles to Anastasia State Park and Lighthouse and Museum
- HOA fees include lawn maintenance and pest control

### Inspections

Sun, December 2, from 1 to 4 pm; Sunday, December 9, from 1 to 4 pm or by appointment, and one hour prior to auction.

Since I have relocated and no longer have a need for this home, I have authorized Ewald Enterprises to sell this home at public auction to the **HIGHEST BIDDER REGARDLESS OF PRICE OVER \$199,000!**

**Owner**  
Janice Dibona

*Announcements made at the auction take precedence over printed matter.*

**Up to 3% Broker Participation.  
Call to Qualify.**

### Terms & Conditions

- Property being sold to the highest bidder regardless of price over \$199,000.
- Property sells on an "as is, where is" basis.
- 10% deposit collected day of auction.
- \$10,000 cash or cashier's check must be displayed to bid.
- Balance due at closing within 30 days of auction.
- Selling subject to seller's confirmation below \$199,000.
- 2007 real estate taxes to be paid by the seller.
- Buyer to pay all closing costs.
- Possession with deed.
- Call for bidder information package.
- Auction on site, rain or shine.



**Ewald Enterprises, Inc.**  
Auctioneers ♦ Appraisers ♦ Real Estate Professionals  
12472 Lake Underhill Road, Suite 312  
Orlando, Florida 32828  
(407) 275-6853  
www.ewald-enterprises.com

**Can't Make it to the Auction? Register for this event on proxibid.com and bid from the comfort of your home or office.**

**BID LIVE ONLINE!**

**proxibid**  
877-505-7770  
www.proxibid.com