

By Order of the Estate of Pearl Rakowski

REAL ESTATE AUCTION

Auction Conducted On Site

10596 Royal Caribbean Circle (Majestic Isles), Boynton Beach, Florida 33437

11:00 A.M. • SATURDAY • MAY 10

PROPERTY INFORMATION

- 3 Bedroom/2 Bathroom Patio Home
- 450 homes in Majestic Isles (55+ Community)
- Approximately 1,491 Square Feet
- Built 1998
- 2 Car Garage with opener
- S-Tile Roof
- Stamped Concrete Driveway
- Alarm System
- Laundry Room with washer and dryer
- Ceramic Tile Floors (Kitchen, dining room, living room, den & game room)
- Storm Shutters
- 80 Gallon A.O. Smith Water Heater
- Large Kitchen
 - Whirlpool Appliances (Range with Glasstop burners, dishwasher, microwave oven and 2-Door refrigerator)
 - Pantry
 - Pass-through to dining room
 - Breakfast Nook
- Open Dining Room & Living Room
- TV/Game Room
- Screened Patio
- Large Master Bedroom
 - Large Walk-In Closet with double mirrored doors
 - Attic access for additional storage
 - Private Master Bathroom with Glass Shower and Double Sink Vanity
- Guest Bedroom with large closet
- Third Bedroom could be used as a Den
- Home Owners' Association Fees = \$1,000.00 per quarter
 - Complete Exterior Maintenance (includes roof, exterior painting & lawn maintenance)
 - 24 Hour Gated Security Entrance
- Clubhouse Amenities
 - Formal Clubhouse
 - Game Rooms
 - Dining Room with kitchen
 - Exercise Room
 - Library
 - Billiard Room
 - Craft Room
 - Social Clubs available
- Entertainment
 - Over-Sized Swimming Pool
 - Tennis Courts
 - Shuffleboard Courts
- Taxes: \$4,189.00 (2007)
- Property ID: 00-42-45-26-36-000-3760 (Palm Beach County, Florida)



1325 S. Congress Avenue, Suite 202
Boynton Beach, Florida 33426
AB640 • AU899



• 1-800-659-7004 •
www.natlauction.com

Single Family Patio Home
Located In Majestic Isles, Boynton Beach, FL
11:00 A.M. • SATURDAY • MAY 10

REAL ESTATE AUCTION

Licensed Real Estate Brokers & Auctioneers
1325 S. Congress Ave., Suite 202
Boynton Beach, FL 33426

NATIONAL AUCTION
C O M P A N Y

Terms & Conditions of Sale

1. BIDDER REGISTRATION:

The auction is open to the public and your attendance is welcomed. To participate in the auction, Cash or a Cashier's Check in the amount of \$5,000.00 must be displayed at the time of registration. All checks should be made payable to National Auction Company.

2. CONDITION of PROPERTY:

The property is offered in As-Is condition and Bidders are encouraged to inspect the property prior to the auction.

3. CONTRACT & DEPOSIT OR

REAL ESTATE: The total deposit due from top bidders on auction day will be the 10% of the contract price which includes the Cashier's Check displayed at the time of Bidder Registration. Any difference between the Cashier's Check brought to the auction and 10% of the contract price can be paid by cash, corporate or personal check with a valid driver's license and will be due immediately after the auction and execution of the Purchase Agreement immediately following the auction. The form of the Purchase Agreement will be available for inspection prior to the auction and is not negotiable. In the event any language included in any of the advertising materials con-

flict with those contained in the Real Estate Purchase Agreement, the language of the contract will prevail.

4. CLOSING DATE & CLOSING

COSTS: The Real Estate Purchase Agreement provides for closing on or before 30 days after the auction but no later than June 10, 2008. The Seller will provide and pay for a Title Insurance Policy showing title to be good and insurable. Payment for documentary stamps required to transfer title will be the responsibility of the Purchaser. Real Estate Taxes will be prorated to the date of closing.

5. FORM of AUCTION: The property will be sold Subject to Confirmation of the Seller. Please come prepared to participate in the very important auction.

6. REAL ESTATE BROKER PAR-

TICIPATION: We welcome the participation of other real estate brokers and their associates. Please call National Auction Company for details and instructions for registration of prospects. A fee equal to 20% of the net commission received by National Auction Company will be paid at the time of closing. Registrations must be in writing on a Broker Prospect Registration Form and received by National Auction Company by 5:00 PM on May 9. Brokers or their agents will be expected to attend the auction and register with their prospect.

7. BUYER'S PREMIUM: A 10 % Buyer's Premium will be added to all Top Bids and included in the total contract price.

8. CONDUCT of AUCTION:

• The terms and conditions may be changed or modified by announcement from the auction podium. Any such announcement will take precedence over previously printed materials or oral statements made.

• Bids will be accepted from registered bidders only and increments of bidding will be at the discretion of the auctioneer.

• In the event of tie bids or disputes between bidders, the decision of the auctioneer will be final.

• The Seller does not expect to entertain offers for the property prior to the auction, however, reserves the right to add or remove any property from the auction. In the event an offer is made to purchase the property prior to the scheduled auction date and the Seller decides to accept, the auction may be postponed or cancelled.

• The auction will be audio or video recorded to provide a record of the event.

• Bidders should rely upon their own inspection of the property, information and judgment as measurements, stated square footage or similar information may be estimations.

• All information contained in the brochure, newspaper advertising, web site or provided by staff members is believed to be correct but is not guaranteed.

9. PREVIEWS: The property can be previewed on Friday, May 9, from 2:00 P.M. until 5:00 P.M., two hours prior to auction and by special appointment. Contact George Richards to schedule.

10. DIRECTIONS:

Palm Beach County From I-95: Exit at Woolbright Road (Exit 56) and continue west crossing Military Trail to the entrance of Majestic Isles. After passing through Security Gate (Imperial Seas Boulevard) continue to Emerald Cay Terrace and turn right. Continue to Royal Caribbean Circle and turn left to property on left side of the street.

11. AUCTIONEER CONTACT INFORMATION: If additional details are needed please contact George Richards at (954) 658-5033 (cell) or grichards@natlauction.com (E-mail).

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