

By Court Ordered State Receivership, Kenneth A. Welt, Receiver, Case No. 09-004712 CACE 14



AUCTION

**Petroleum Facility with
Convenience Store on .52± Acres**

5900 North Federal Highway
Fort Lauderdale, Florida 33308

- Signalized Corner Location on busy Federal Highway with a 47,500± Daily Traffic Count
- Well Located between Wendy's and Red Lobster Restaurants, across from a Major Retail Center
- Zoned B-1, Boulevard Business District
- 2009 EPA Compliant Fuel Tanks

**THURSDAY • JUNE 3rd
11:00 A.M., E.D.T.**



3% Broker
Participation

FISHER
AUCTION CO., INC.
The Standard of Excellence

fisherauction.com / 800.331.6620

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AUCTION

Thursday • June 3rd
11:00 A.M., E.D.T.
Auction Held ONSITE

Property Tours
Call Francis Santos
800.331.6620 x16

Please Contact us for Property Prospectus

Directions to Property: From I-95 exit #33 Cypress Creek Road (N.E. 62nd Street) East to Federal Highway (US 1). Turn right and proceed to N.E. 59th Street. Turn left to property address (N.E. Corner of Federal Highway and N.E. 59th Street).

3%
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Participation

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General Terms and Conditions of Sale:

The Highest Bidder will be required to deposit on Auction day \$50,000.00 in the form of a cashier's check or certified funds (no exceptions please) payable in U.S. funds from a U.S. Bank to Feingold Schechter PA Real Estate Trust Account. Bidders must show proof of deposit at registration day of Auction. The balance will be due at closing on or before thirty (30) days after the Effective Date on the Contract which Contract shall be signed by the highest bidder immediately following the auction. Time is of the essence. The Property will be sold in "AS IS, WHERE IS" condition with all faults and with no warranties express or implied. A 10% Buyer's Premium will be added to the final bid price and it will be included in the Total Contract Price. Seller will provide marketable title subject to the exceptions set forth on the title commitment. Seller will provide, at Seller's expense, an Owner's Title Insurance Commitment and Policy. The Property may be withdrawn without notice and is subject to prior sale. The Seller in its absolute sole discretion reserves the right to amend, modify, or add any terms and conditions to these general terms and conditions of sale and to announce such modifications, or additional terms and conditions at anytime. Bidders must rely on their own judgment and inspection of the Property and records. The effectiveness of any proposed sale to the selected bidder is conditioned upon the subsequent approval of the sale terms by both the Receiver and the Circuit Court administering the receivership proceedings. Oral representations cannot be relied upon as correct. All announcements made Auction day take precedence over any printed or advertised materials. Absentee Bids will be available with required deposit and documentation. This Facility is currently not operating. Auction Subject to additional Terms of Sale.

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AUCTION CO., INC.
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619 E. Atlantic Boulevard
Pompano Beach, FL 33060
Lamar Fisher AU93;AB106