

FOR SALE ^{AT} Estate AUCTION

SATURDAY · DECEMBER 2ND · 10 AM

3 BEDROOM / 1.5 BATH HOME
with 4 OUTBUILDINGS ON ½ ACRE

LOCATION: 1656 BRITAIN AVE, DELAND, FL 32720

ALSO SELLING

To assist in the settlement of the Bannerman Family Trust, dated August 22, 2013, Alan Frenkel Auction & Realty has been authorized to sell at public auction the following 3 bedroom / 1.5 bath home and the personal property at public auction to the **HIGHEST BIDDER, REGARDLESS OF PRICE!** – Erin Lynn Murphy Lysik, Trustee

- 2022 JOHN DEERE RIDING MOWER
- 1995 FORD CARGO VAN
- SHOP EQUIPMENT & TOOLS
- AND MUCH MORE!



OPEN HOUSES: SATURDAY, NOVEMBER 18TH – 10 AM to 1 PM
SUNDAY, NOVEMBER 19TH – 2 PM to 4 PM



ALAN FRENKEL
AUCTION & REALTY LLC

321.710.3494

Licensed Real Estate Broker & Auctioneer FL #AB3436AU1522

For more details:
<https://alanfrenkel.com/1656-brittain-avenue/>



SCAN ME

EVERYTHING SELLS TO THE HIGHEST BIDDER, REGARDLESS OF PRICE!

FOR SALE | AT *Estate* AUCTION

SATURDAY · DECEMBER 2ND · 10 AM

**3 BEDROOM / 1.5 BATH HOME
with 4 OUTBUILDINGS ON ½ ACRE**

LOCATION: 1656 BRITAIN AVE, DELAND, FL 32720



ALSO SELLING

1995 FORD CARGO VAN, automatic, ac, new battery, safe, storage boxes, 78K miles
2022 John Deere S100 17.5 hp 42" hydrostatic, two-wheel drive riding lawn mower, 30 hours

GARDEN EQUIPMENT & TOOLS: Craftsman dethatcher, EZ edger-electric pole chainsaw-Black & Decker hedge trimmer-Paramount leaf blower-wheelbarrows

SHOP MACHINERY: Craftsman drill press, cross cut saw, scroll saw, band saw, table saw, stationary sander, planer, joiner, ball bearing grinder, lathes and more!

TOOLS & TOOLCHESTS: Craftsman 5, 6 and 10 drawer tool chests-Golden Bird bench vices-socket and adjustable wrenches-clamps-bar clamps-saws-levels-shears-chisels-step & extension ladders-large inventories of nuts, bolts, fasteners, hinges, hooks and other hardware-lumber & rods- vintage David White Transit Scope and stand and much more!

APPLIANCES: Whirlpool side by side refrigerator, Frigidaire refrigerator, LG washer, Whirlpool dryer

SPORTS: Olio pool table & accessories-Topps "56 Ernie Banks #15 and other 50's baseball cards

COLLECTIBLES & CRAFTS - WATCHES-VINTAGE GLASS-CAST

FURNITURE & MISCELLANEOUS: (4) Brenton Studio task rolling chairs-Sentry floor safe-Brother MFC-9340CDW all in one laser printer **AND MUCH MORE!**

AUCTIONEER'S NOTE:

Sitting on a spacious ½ acres, this solid block home has plenty of room to grow. Bring your imagination and turn this house into a home you can call your own. So mark your calendar and plan on attending the auction and buy this home and all the personal property below at your price!

PROPERTY FEATURES:

- Home: 2,268 total square feet / 1,684 living
- On spacious ½ acre lot
- Built in 1975
- Block construction
- Asphalt shingle roof
- Central air / heat with window unit in sunroom
- City water & septic
- Duke Energy power
- R4 – Urban Single Family Residential zoning
- 3 outbuildings with power: 495, 288 and 160 square feet
- Metal shed: 80 square feet

AREA AMENITIES:

- Quiet paved street
- Near Advent Health DeLand, the quaint downtown of DeLand and Stetson University
- Minutes to grocery stores, retail and restaurants

FOR FULL DETAILS:



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412 Raehn St., Orlando, FL 32806

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AUCTION TERMS AND CONDITIONS

- Open to the public.
- Everything sells to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**
- Everything sells on an "AS-IS, WHERE-IS" basis.

REAL ESTATE

- Sells to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**
- 10% Buyer's Premium charged on Real Estate.
- \$10,000 cash or cashier's check, payable to Alan Frenkel Auction & Realty, must be displayed to bid.
- 20% of the contract price deposit collected at the auction upon winning the bid.
- Balance due at closing on or before **December 29th, 2023**.
- Current year real estate taxes to be paid by the Seller.
- Sells on an "AS-IS" basis.
- Closing costs to be at the expense of the Seller.
- Possession with deed at closing.
- Inspection at **OPEN HOUSES ON SATURDAY, NOVEMBER 18 from 10AM to 1PM & SUNDAY, NOVEMBER 19 from 2PM to 4PM**.
- Bidder Information Package and Home Inspection available online.
- Auction conducted on-site, rain or shine.
- Up to 2% Broker Participation available. Broker must register 48 hours prior to auction. Call to qualify.

PERSONAL PROPERTY

- All sells to the **HIGHEST BIDDER, REGARDLESS OF PRICE!**
- 20% Buyer's Premium charged on van and personal property.
- Payment in cash or credit card.
- Payment in full at the conclusion of the auction.
- Removal day of auction.
- Inspection of personal property and van one hour prior to the auction.

Announcements made at the auction take precedence over printed material.