



FISHER
AUCTION COMPANY



TRUSTEE REALTY



UNITED STATES BANKRUPTCY AUCTION

**74 Residential Lots in The
Meadows of Astatula**

Astatula, Florida

**ONLINE AUCTION
EVENT
MARCH 7TH
AT 11 AM ET**

Fisher Auction Company | 2112 East Atlantic Boulevard | Pompano Beach, Florida, 33062

www.FisherAuction.com

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DISCLAIMER AND CONFIDENTIALITY

THIS AUCTION PROPERTY PACKAGE HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES TO ASSIST A POTENTIAL BIDDER IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE PROPERTY. THE SELLER AND HIS AGENTS, TRUSTEE REALTY, INC. AND FISHER AUCTION COMPANY, SPECIFICALLY DISCLAIM ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS PROPERTY INFORMATION PACKAGE OR OF ANY OF ITS CONTENTS. ALL FINANCIAL INFORMATION IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. THE PROPERTY IS BEING SOLD IN **"AS IS," "WHERE IS" CONDITION** AS OF THE DATE OF THE CLOSING THEREON. THE SELLER WILL MAKE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE THE PROPERTY. THE SELLER, TRUSTEE REALTY, INC. AND FISHER AUCTION COMPANY DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY DISCUSSED IN THIS PROPERTY INFORMATION PACKAGE AND THE ASSOCIATED DATA ROOM. THE SELLER, TRUSTEE REALTY, INC. AND FISHER AUCTION COMPANY HAVE ONLY LIMITED KNOWLEDGE OF THE CONDITION OF THE PROPERTY. THE PURCHASE OF THE PROPERTY WILL BE BASED SOLELY ON A BUYER'S OWN INDEPENDENT INVESTIGATION AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY THE SELLER, TRUSTEE REALTY, INC. AND FISHER AUCTION COMPANY.

OVERVIEW

US BANKRUPTCY AUCTION

Fisher Auction Company and Trustee Realty, Inc. are pleased to present via Online Auction Event 74 Residential Lots (as one unit of sale) in The Meadows of Astatula in Astatula, Florida.

PROPERTY HIGHLIGHTS

- Prime Location in upscale Manufactured Home Development with no age restriction and 91 Manufactured Homes already sold to Individual Owners
- Offering includes 74 Residential Lots, Developer Rights that include First Right of Refusal, Exclusive Right to Rent and Water /Sewer Agreement (Note: 72 Lots are Buildable. There are 77 Platted Lots as lots 1-2, 3 -4, and 7-8 have been combined)
- The Meadows of Astatula offers a Peaceful Rural Setting while being only 35 Minutes from Downtown Orlando and close proximity to Winter Garden, Leesburg and Mount Dora and A Rated Astatula Elementary
- The Community boasts a beautiful Clubhouse and Pool Area while situated amongst Huge Majestic Oaks
- Within Minutes to Major Outdoor Recreation, Shopping and Area Sites
- Investment Options include Individual Lot Sales, Manufactured Home Sales or Vacation Rentals
- Approximately 6 Miles to Florida Turnpike Access
- Professionally Landscaped Entrance with Concrete Community Signage
- Well Maintained Properties Throughout with Sidewalks and Underground Utilities
- Private On-Site Wastewater and Well System



OVERVIEW

US BANKRUPTCY AUCTION

PROPERTY DETAILS

- **Address:** Alamanda Drive, Astatula, Lake County, Florida 34705. See Individual Addresses in attached Lot Spreadsheet
- **Location:** North Side of County Road 48 East of County Road 561
- **Directions:** From Florida's Turnpike Exit at Minneola interchange onto US 27. Go East to FL-19. Go North to County Road 455. Turn Right to County Road 561. Turn Left to County Road 48. Turn Right to Alamanda Drive. Turn Left to Property.
- **Land Sizes:** See attached Lot Spreadsheet
- **Zoning:** R-3, Residential. See the Zoning Section for Permitted Uses and Building Requirements
- **Taxes:** 2023 Total - \$37,250.56
- **Parcel ID Nos.:** See attached Lot Spreadsheet
- **Flood Zones:** Zone X and A (Lakes). Map No. 12069C0505E
- **Utilities:** Water and Sewer System. Underground Electric
- **Access:** From County Road 48



LOT SPREADSHEET

US BANKRUPTCY AUCTION

| No. | Addresses | Parcel ID | Lot Size in SF | 2023 Total Taxes | County Value | Legal Description |
|-----|---|-------------------------|-------------------|---------------------|-----------------|--|
| 1 | 25001 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 00100 | 10,774 | \$622.84 | \$40,800 | ASTATULA MEADOWS SUB LOTS 1 2 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 2 | 25013 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 00300 | 9,513 | \$622.84 | \$40,800 | ASTATULA MEADOWS SUB LOTS 3 4 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 3 | 25037 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 00700 | 9,532 | \$622.84 | \$40,800 | ASTATULA MEADOWS SUB LOTS 7 8 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 4 | 25115 GOLD RUSH CT, ASTATULA, FL | 28 20 26 1300 000 05500 | 8,465 | \$491.54 | \$40,800 | ASTATULA MEADOWS SUB LOT 55 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 5 | 25132 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 06800 | 7,360 | \$2.05 | \$100 | ASTATULA MEADOWS SUB LOT 68 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 6 | 25136 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 06900 | 6,811 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 69 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 7 | 25140 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 07000 | 6,811 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 70 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 8 | 25148 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 07200 | 7,015 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 72 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 9 | 25152 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 07300 | 6,997 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 73 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 10 | 25156 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 07400 | 6,996 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 74 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 11 | 25160 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 07500 | 7,015 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 75 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 12 | 25104 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 07700 | 6,811 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 77 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 13 | 25108 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 07800 | 6,811 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 78 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 14 | 25116 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 08000 | 7,272 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 80 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 15 | 25128 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 08300 | 7,273 | \$2.05 | \$100 | ASTATULA MEADOWS SUB LOT 83 PB 49 PG 27-31 ORB 4403 PG 1660 |

LOT SPREADSHEET

US BANKRUPTCY AUCTION

| No. | Addresses | Parcel ID | Lot Size | 2023 Total | County | Legal Description |
|-----|--------------------------------------|-------------------------|----------|------------|----------|--|
| 16 | 25113 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 09300 | 6,220 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 93 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 17 | 14033 RED CEDAR WAY, ASTATULA, FL | 28 20 26 1300 000 09400 | 6,305 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 94 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 18 | 14027 RED CEDAR WAY, ASTATULA, FL | 28 20 26 1300 000 09500 | 6,305 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 95 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 19 | 14023 RED CEDAR WAY, ASTATULA, FL | 28 20 26 1300 000 09600 | 6,305 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 96 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 20 | 14018 STAG HORN CT, ASTATULA, FL | 28 20 26 1300 000 10000 | 7,294 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 100 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 21 | 25122 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 10300 | 7,836 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 103 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 22 | 25128 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 10400 | 6,729 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 104 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 23 | 25134 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 10500 | 7,056 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 105 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 24 | 25140 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 10600 | 7,213 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 106 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 25 | 25133 HUCKLEBERRY WAY, ASTATULA, FL | 28 20 26 1300 000 10700 | 6,572 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 107-- LESS BEG AT NW COR OF LOT 107 RUN S 89-51-34 E ALONG N LINE 12 FT S 0-12-05 W 711.11 FT TO S LINE OF SAID LOT 107 N 89-51-34 W ALONG SAID S LINE 12 FT TO W LINE OF LOT 107 N 0-12-05 E 71.11 FT TO POB--PB |
| 26 | 25124 HUCKLEBERRY WAY, ASTATULA, FL | 28 20 26 1300 000 11100 | 6,500 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 111 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 27 | 25136 HUCKLEBERRY WAY, ASTATULA, FL | 28 20 26 1300 000 11300 | 6,500 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 113 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 28 | 25139 BUTTONWOOD DR, ASTATULA, FL | 28 20 26 1300 000 11600 | 6,388 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 116 PB 49 PG 27-31 ORB 4403 PG 1660 |

LOT SPREADSHEET

US BANKRUPTCY AUCTION

| No. | Addresses | Parcel ID | Lot Size in SF | 2023 Total Taxes | County Value | Legal Description |
|-----|---|-------------------------|-------------------|---------------------|-----------------|---|
| 29 | 25133 BUTTONWOOD DR, ASTATULA, FL | 28 20 26 1300 000 11700 | 6,388 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 117 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 30 | 25120 BUTTONWOOD DR, ASTATULA, FL | 28 20 26 1300 000 12000 | 8,432 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 120 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 31 | 25126 BUTTONWOOD DR, ASTATULA, FL | 28 20 26 1300 000 12100 | 6,511 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 121 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 32 | 25132 BUTTONWOOD DR, ASTATULA, FL | 28 20 26 1300 000 12200 | 6,006 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 122 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 33 | 25144 BUTTONWOOD DR, ASTATULA, FL | 28 20 26 1300 000 12400 | 5,998 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 124 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 34 | 25150 BUTTONWOOD DR, ASTATULA, FL | 28 20 26 1300 000 12500 | 6,494 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 125 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 35 | 14210 MORNING GLO- RY WAY, ASTATULA, | 28 20 26 1300 000 12700 | 6,735 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 127 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 36 | 14216 MORNING GLO- RY WAY, ASTATULA, | 28 20 26 1300 000 12800 | 6,735 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 128 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 37 | 14222 MORNING GLO- RY WAY, ASTATULA, | 28 20 26 1300 000 12900 | 6,735 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 129 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 38 | 14228 MORNING GLO- RY WAY, ASTATULA, | 28 20 26 1300 000 13000 | 6,735 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 130 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 39 | 14234 MORNING GLO- RY WAY, ASTATULA, FL | 28 20 26 1300 000 13100 | 6,734 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 131 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 40 | 14240 MORNING GLO- RY WAY, ASTATULA, | 28 20 26 1300 000 13200 | 7,347 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 132 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 41 | 25207 FAIR ST, ASTATULA, FL | 28 20 26 1300 000 13300 | 6,991 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 133 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 42 | 25201 FAIR ST, ASTATULA, FL | 28 20 26 1300 000 13400 | 6,994 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 134 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 43 | 14251 TASSLEFLOW- ER CT, ASTATULA, FL | 28 20 26 1300 000 13500 | 7,353 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 135 PB 49 PG 27-31 ORB 4403 PG 1660 |

LOT SPREADSHEET

US BANKRUPTCY AUCTION

| No. | Addresses | Parcel ID | Lot Size in SF | 2023 Total Taxes | County Value | Legal Description |
|-----|-------------------------------------|-------------------------|-------------------|---------------------|-----------------|---|
| 44 | 14211 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 13700 | 6,177 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 137 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 45 | 14207 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 13800 | 7,849 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 138 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 46 | 14201 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 13900 | 5,954 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 139 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 47 | 14202 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 14000 | 6,039 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 140 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 48 | 14214 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 14200 | 6,898 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 142 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 49 | 14220 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 14300 | 6,188 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 143 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 50 | 14226 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 14400 | 7,479 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 144 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 51 | 14232 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 14500 | 7,077 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 145 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 52 | 14240 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 14600 | 6,824 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 146 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 53 | 14246 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 14700 | 6,825 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 147 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 54 | 14252 TASSLEFLOWER CT, ASTATULA, FL | 28 20 26 1300 000 14800 | 7,212 | \$496.60 | \$39,600 | ASTATULA MEADOWS SUB LOT 148 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 55 | 14229 MISTLETOE WAY, ASTATULA, FL | 28 20 26 1300 000 14900 | 7,219 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 149 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 56 | 14223 MISTLETOE WAY, ASTATULA, FL | 28 20 26 1300 000 15000 | 6,825 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 150 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 57 | 14217 MISTLETOE WAY, ASTATULA, FL | 28 20 26 1300 000 15100 | 6,825 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 151 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 58 | 14211 MISTLETOE WAY, ASTATULA, FL | 28 20 26 1300 000 15200 | 6,825 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 152 PB 49 PG 27-31 ORB 4403 PG 1660 |

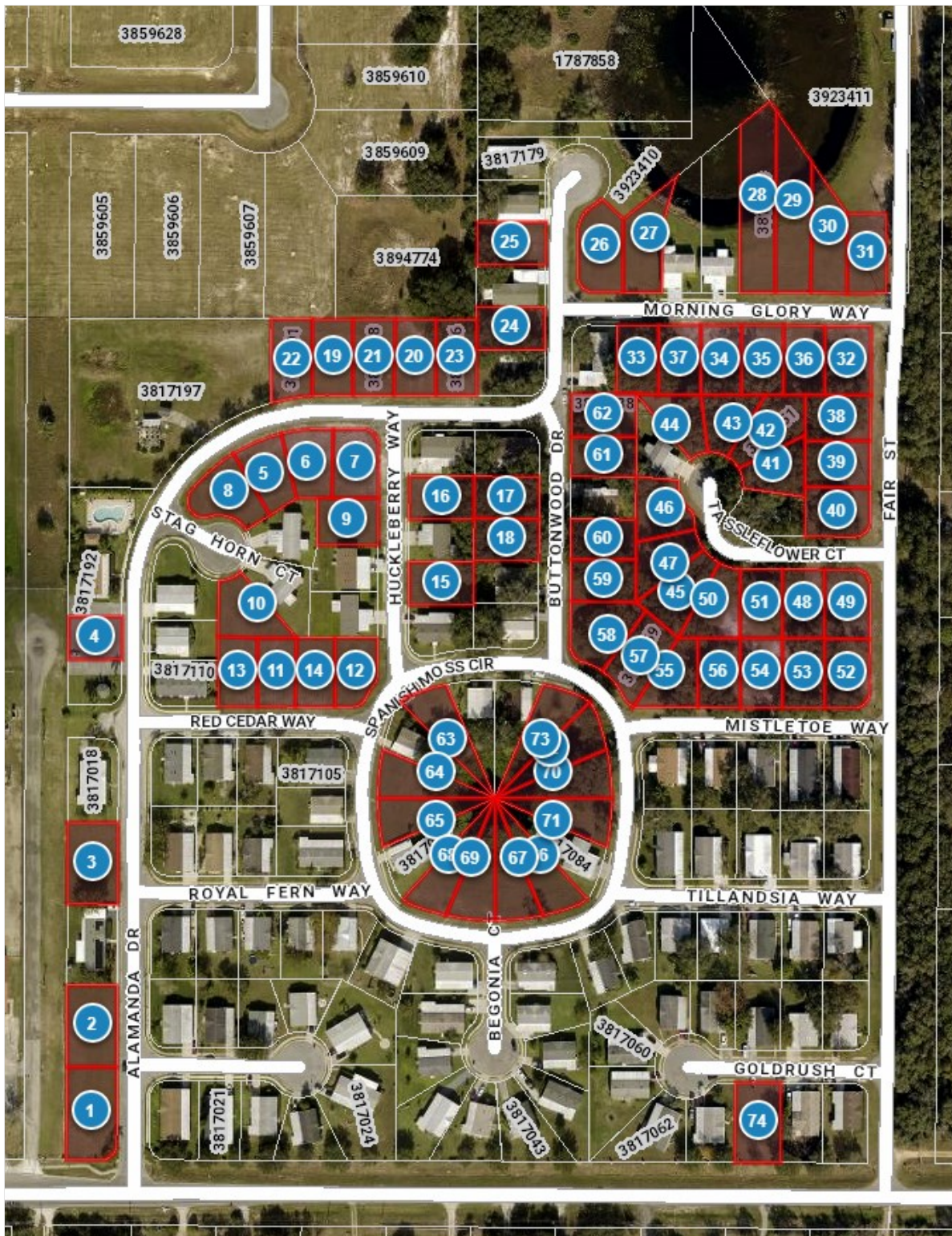
LOT SPREADSHEET

US BANKRUPTCY AUCTION

| No. | Addresses | Parcel ID | Lot Size in SF | 2023 Total Taxes | County Value | Legal Description |
|-----|---|-------------------------|-------------------|---------------------|-----------------|---|
| 59 | 14205 MISTLETOE WAY, ASTATULA, FL | 28 20 26 1300 000 15300 | 6,790 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 153 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 60 | 25131 SPANISH MOSS CIR, ASTATULA, FL | 28 20 26 1300 000 15400 | 8,023 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 154 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 61 | 14241 MORNING GLO- RY WAY, ASTATULA, FL | 28 20 26 1300 000 15500 | 7,256 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 155 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 62 | 14237 MORNING GLO- RY WAY, ASTATULA, FL | 28 20 26 1300 000 15600 | 8,742 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 156 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 63 | 14233 MORNING GLO- RY WAY, ASTATULA, FL | 28 20 26 1300 000 15700 | 13,026 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 157 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 64 | 14229 MORNING GLO- RY WAY, ASTATULA, FL | 28 20 26 1300 000 15800 | 15,085 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 158 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 65 | 14211 MORNING GLO- RY WAY, ASTATULA, FL | 28 20 26 1300 000 16100 | 8,665 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 161 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 66 | 14205 MORNING GLO- RY WAY, ASTATULA, FL | 28 20 26 1300 000 16200 | 8,600 | \$610.69 | \$60,000 | ASTATULA MEADOWS SUB LOT 162 PB 49 PG 27-31 ORB 4403 PG 1660 ORB 5707 PG 1215 |
| 67 | 25213 BUTTONWOOD DR, ASTATULA, FL | 28 20 26 1300 000 16500 | 6,791 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 165 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 68 | 25201 BUTTONWOOD DR, ASTATULA, FL | 28 20 26 1300 000 16700 | 6,774 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 167 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 69 | 25149 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 16900 | 7,267 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 169 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 70 | 25145 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 17000 | 7,283 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 170 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 71 | 25141 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 17100 | 7,283 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 171 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 72 | 25135 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 17200 | 7,289 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 172 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 73 | 25131 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 17300 | 7,620 | \$484.09 | \$39,600 | ASTATULA MEADOWS SUB LOT 173 PB 49 PG 27-31 ORB 4403 PG 1660 |
| 74 | 25109 ALAMANDA DR, ASTATULA, FL | 28 20 26 1300 000 17700 | 5,362 | \$415.76 | \$18,000 | ASTATULA MEADOWS SUB LOT 177 PB 49 PG 27-31 ORB 4403 PG 1660 |

LOT MAP

US BANKRUPTCY AUCTION



*Map Obtained from County Site



FISHER
AUCTION COMPANY

800.331.6620
www.FisherAuction.com



TRUSTEE REALTY

PHOTOGRAPHS



PHOTOGRAPHS

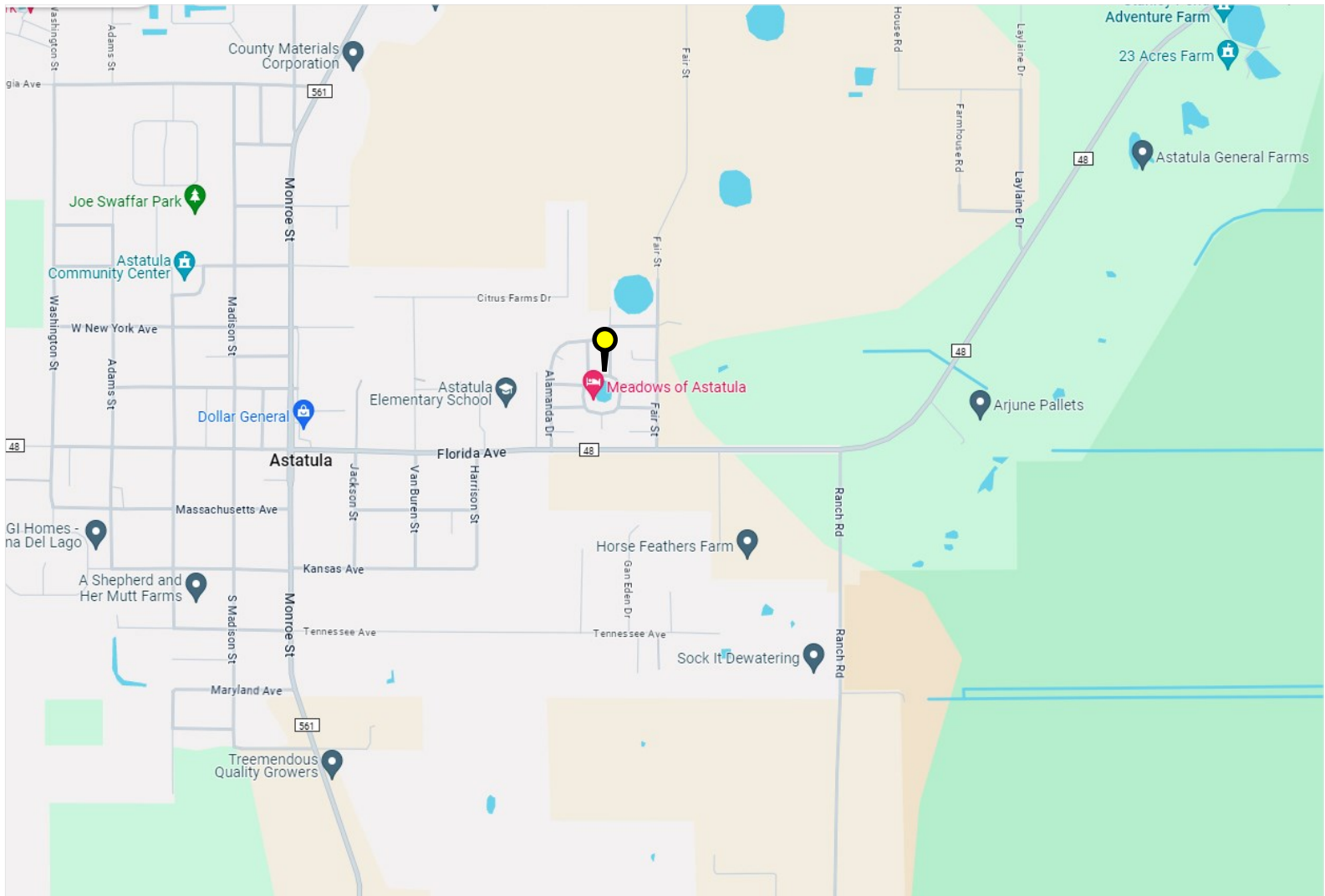


PHOTOGRAPHS



LOCATION MAP

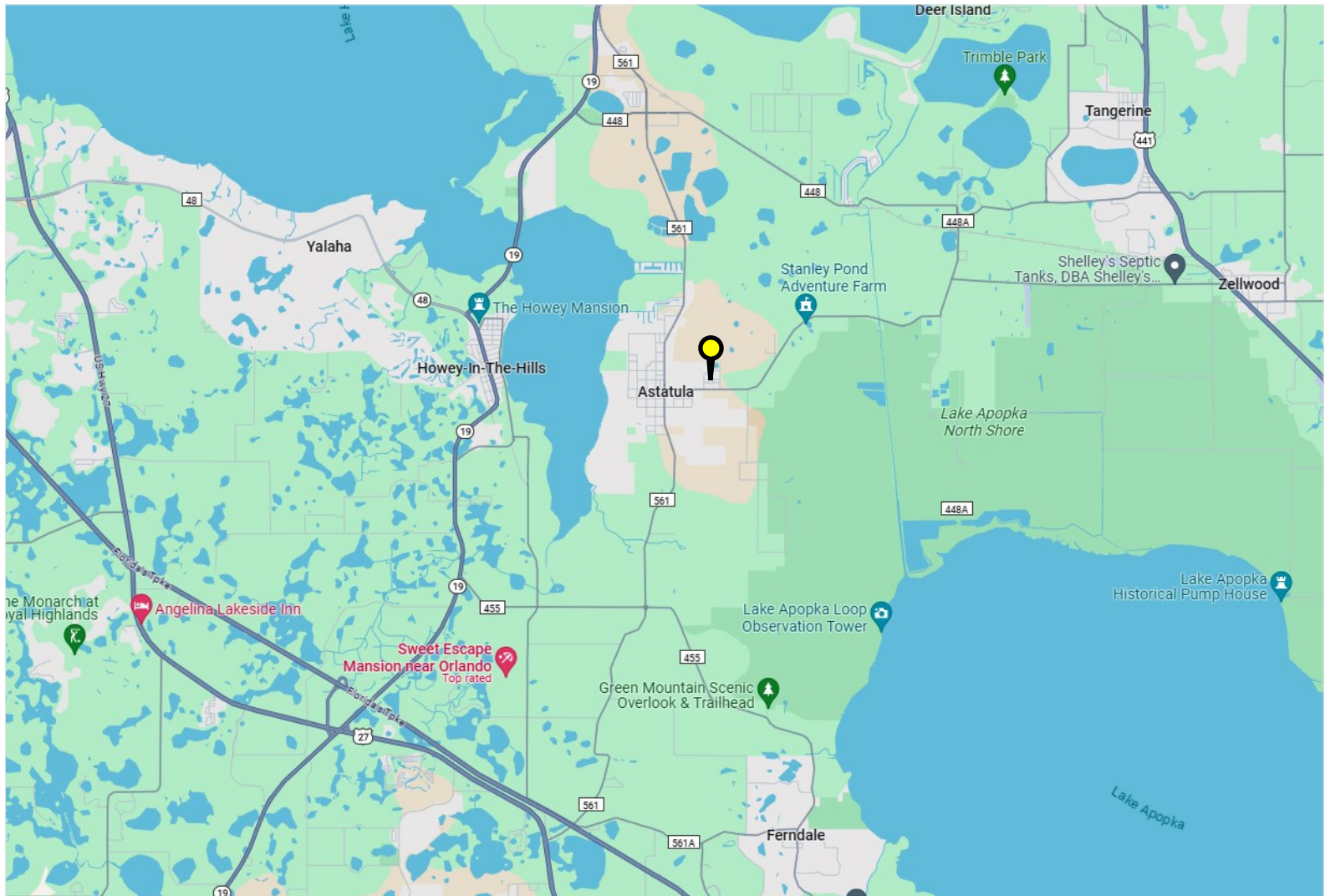
US BANKRUPTCY AUCTION



Properties Location

LOCATION MAP

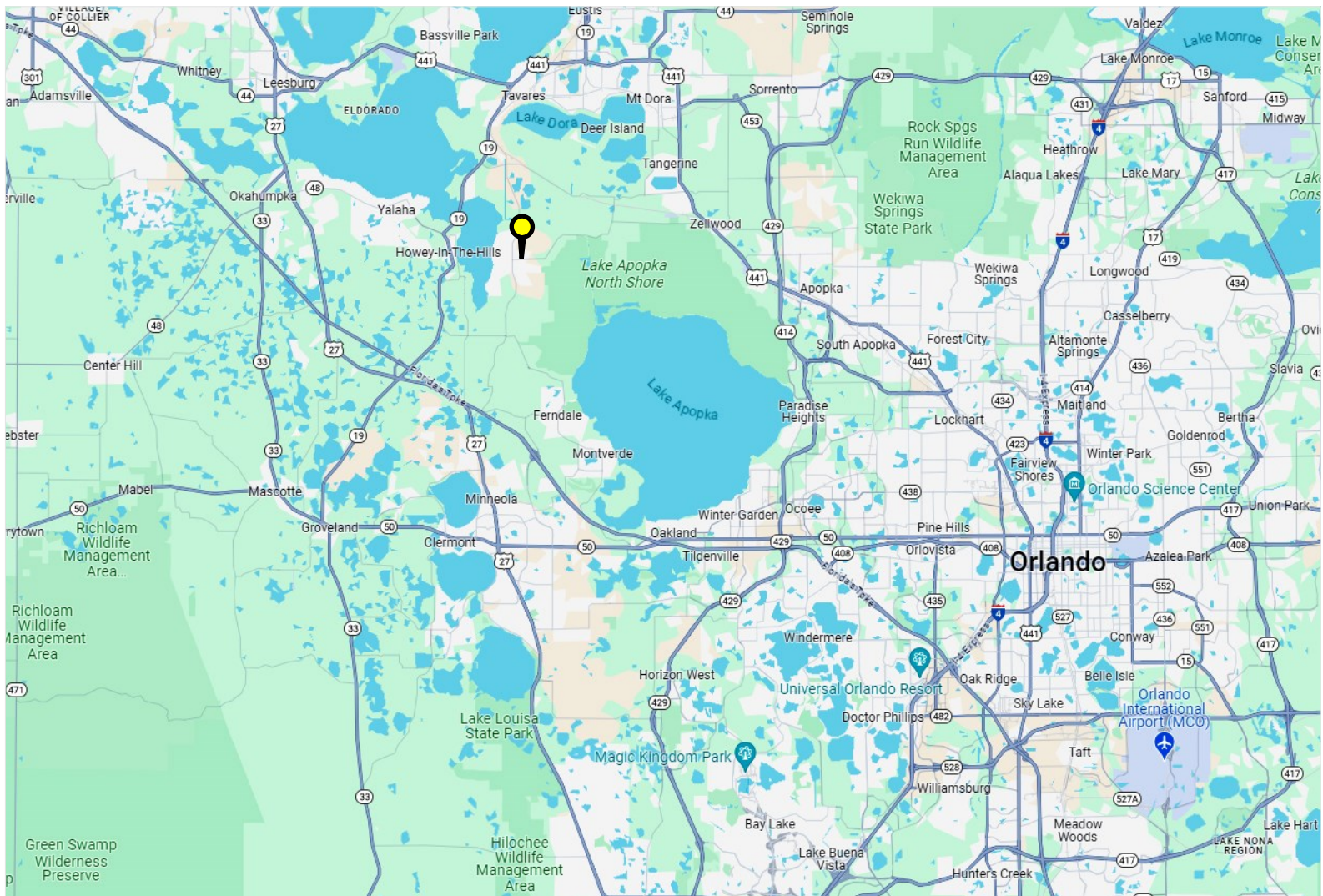
US BANKRUPTCY AUCTION



Properties Location

LOCATION MAP

US BANKRUPTCY AUCTION



Properties Location

AUCTION SUMMARY

US BANKRUPTCY AUCTION

Auction Date / Time: Begins - Thursday, March 7, 2024 @ 11:00 AM ET
Ends - Thursday, March 7, 2024 @ 1:00 PM ET

Online Only Auction: Online Auction will be held on Fisher Auction's Exclusive Bidding Platform - [Bid.Fisherauction.com](https://www.fisherauction.com)

United States Bankruptcy Court, Southern District of Florida, Broward Division
Chapter 11 Bankruptcy Case: Case No. 23-19135-PDR

AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property will be offered free and clear of all liens, claims and encumbrances to the highest and best bidder, with the highest bid being subject to the Bankruptcy Court's final approval and acceptance of price, plus the six percent (6%) Buyer's Premium and is subject to the terms and conditions of the Governing Documents.
- The Final Bid Price will be subject to the approval of the Bankruptcy Court via a Sales Hearing scheduled for Friday, March 8, 2024, at 1:30 PM ET at the U.S. Courthouse, 299 E. Broward Blvd., Courtroom 301, Ft Lauderdale, FL 33301.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Debtor's Counsel, Shapiro Blasi Wasserman & Hermann, P.A.'s account via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$100,000 Initial Deposit to be received by Debtor's Counsel no later than 5:00 PM ET on Tuesday, March 5, 2024 (the "Good Faith Deposit"). Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
- The highest and best bidder will execute the non-contingent Purchase and Sale Agreement immediately following the Auction. An Additional Escrow Deposit totaling (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Debtor's Counsel, Shapiro Blasi Wasserman & Hermann, P.A.'s account at the conclusion of the Auction.

BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.



800.331.6620
www.FisherAuction.com



AREA OVERVIEW

US BANKRUPTCY AUCTION

Living in Astatula, FL is a unique experience. With the charming small-town atmosphere and close proximity to Orlando, residents enjoy the best of both worlds. The area offers an abundance of outdoor activities such as fishing, swimming, boating, camping, and hiking in nearby parks like Lake Louisa State Park. The climate is warm throughout the year and there are plenty of sunny days for enjoying all these activities. The locals are friendly and welcoming, making it a great place to raise a family or retire. Shopping and dining options abound in the quaint downtown area which also hosts several community events throughout the year. All together, Astatula has something special to offer its residents who can create their own perfect slice of paradise here in Central Florida.

*INFORMATION OBTAINED FROM BESTPLACE.NET

DEMOGRAPHIC

| | ASTATULA, FL | LAKE COUNTY, FL | ORLANDO, FL |
|-----------------------|--------------|-----------------|-------------|
| POPULATION | 2,409 | 375,059 | 302,968 |
| MEDIAN HH INCOME | \$49,598 | \$60,013 | \$58,968 |
| MEDIAN AGE | 33.5 | 46.8 | 34.4 |
| MEDIAN PROPERTY VALUE | \$166,600 | \$223,000 | \$283,700 |

*INFORMATION OBTAINED FROM DATAUSA.IO



UNITED STATES BANKRUPTCY AUCTION

74 Residential Lots in
The Meadows of Astatula

Astatula, Florida



THE
MEADOWS

Real Estate Auction Consultant:

Francis D. Santos

754.220.4116

francis@fisherauction.com



FISHER
AUCTION COMPANY

Real Estate Associate:

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jw@jweltpa.com



TRUSTEE REALTY