

Debt Relief Prompts Liquidation... TRI-PLEX

PUBLIC AUCTION – Tri-Plex

June 14th, 2007 @ 12 Noon

Buyers Can Determine the Price!!

Public Invited / Realtors Welcome



1709 William F Halsey Ave. Bakersfield, CA 93304

- Neat & clean tri-plex located in a growth area w/ limited new multi-family
- 3 units (A,B,C) with 2 bedrooms & 1 bathroom
- Front unit (A) has attached 2-car garage and beautiful fireplace
- Built in 1981
- Square footage: Building: 2,030; Lot: 7,540
- Current monthly gross income: \$1,995

Please consider this your personal invitation to be a buyer at this Premier Real Estate Auction. All prospective buyers are encouraged to preview and inspect the property prior to Auction date. **Call Pacific Auction Exchange for more information at (661) 325-6500 or visit our website at www.AuctionCA.com**

AUCTION TERMS: All prospective buyers must register to bid. A \$15,000 Cashier's check or certified check payable to Pacific Auction Exchange will be required to bid at the auction. The successful bidder will be required to deposit a \$15,000 non-refundable payment in Broker's Trust Account until time of closing. A 10% Buyer's Premium will be added to final bid and included in total contract price. Closing will take place within thirty (30) days of the auction. A Grant Deed will be supplied by the seller at seller's expense, giving marketable title subject to restrictions of record. Taxes are prorated. Preview of the property is essential. Property will be sold subject to seller's confirmation. Property is being sold in "as-is, where-is" condition. Property will be sold subject to easements, restrictions, zoning and other matters of record. A package of information has been assembled for the property and includes: a Real Estate Transfer Disclosure Statement, Pest Control Report, and other disclosures. Announcements made from podium at the time of auction take precedence over all printed material. Conduct of auction and increments of bidding are at the discretion of Pacific Auction Exchange. Pacific Auction Exchange reserves the right to deny any person admittance to the auction. Broker Participation Invited: Subject to established Pacific Auction Exchange guidelines. All information in this brochure was derived from sources believed correct, but is not guaranteed. ALL PROPERTY MEASUREMENTS ARE APPROXIMATE. It is Buyer's responsibility to verify all property specifications (including zoning and permits) prior to the auction date. PAX is agent of seller.

1709 William F Halsey Ave. will be auctioned at 12 Noon on Thursday, June 14, 2007 - The home will be open for previews from 1-3 pm on Sunday, June 10th and 1 hour prior to Auction.

California Premier Auctions Inc.

Bond #00104630778 Broker ID 00634704

Call Agent/Auctioneer: Mike Grigg (661)325-6500

www.AuctionCA.com