

REAL ESTATE TERMS AND CONDITIONS

“IMPORTANT ESTATE AUCTION”

MONDAY FEBRUARY 22, 2016 10:00 A.M.

“THE ESTATE OF THE LATE DAN YOUNG”

PROPERTY LOCATED AT CORNER OF E. US HWY. 70 BY-PASS

AND NORTH OAK FOREST RD. GOLDSBORO, NC

WAYNE COUNTY PIN # 3519704728

SALE IN CONJUNCTION WITH THE LAW FIRM OF SORGINI & SORGINI LAKE WORTH, FL

ATTORNEY ROBERT SORGINI

**AUCTION TO BE HELD OFFSITE AT THE HOLIDAY INN EXPRESS AND SUITES CONFERENCE CENTER
1003 SUNBURST DRIVE GOLDSBORO, NC (NEXT TO WALMART AND CHILI'S)**

- **5% DOWN DAY OF AUCTION**
- **CASH, CASHIERS CHECK, PERSONAL CHECK, OR COMPANY CHECK (DEPOSIT IS NON-REFUNDABLE UNLESS TRUST/SELLER CAN NOT PROVIDE CLEAR TITLE AT CLOSING)**
- **BALANCE OF PURCHASE PRICE DUE IN FULL DAY OF CLOSING**
- **NORMAL PRORATION OF CLOSING COSTS. TRUST/SELLER WILL PAY 1.00 PER 500.00 OF PURCHASE PRICE TO STATE OF NC. REAL ESTATE PROPERTY TAXES WILL BE PRORATED AND TRUST/SELLER WILL PAY REAL ESTATE TAXES UP TO DAY OF CLOSING, AND BUYER WILL PAY BALANCE OF YEAR**
- **TRUST/SELLER WILL PROVIDE DEED PREP AND PROVIDE CLEAR TITLE AT CLOSING**
- **DEPOSIT MONEY WILL BE REFUNDED IF TRUST/SELLER CANNOT PROVIDE CLEAR TITLE**
- **TO BE OFFERED IN INDIVIDUAL TRACTS, GROUPS AND IN IT'S ENTIRETY.**
- **PROPERTY TO BE SOLD SUBJECT TO TRUSTEE APPROVAL _____**
BID APPROVED DATE/TIME
- **CLOSING WITHIN APPROX. 30 DAYS OF AUCTION.**
- **10% BUYERS PREMIUM IN EFFECT (HAMMER PRICE + BUYERS PREMIUM = TOTAL PURCHASE PRICE)**
- **SOLD AS-IS WITH THE EXCEPTION OF CLEAR TITLE.**
- **NO CONTINGENCIES/OR DUE DILIGENCE PERIOD.**
- **THERE IS NO 10 DAY POSTING OR UPSET BID PERIOD IN EFFECT.**
- **SELLERS AGENT ONLY**
- **SUBJECT TO DEED & ZONING RESTRICTIONS IF ANY**
- **TITLE CONVEYED BY A GENERAL WARRANTY DEED**
- **TRUSTEE/ATTORNEY WILL BE PRESENT AT THE AUCTION TO REPRESENT THE ESTATE/SELLER.**