



FISHER
AUCTION COMPANY



UNITED STATES BANKRUPTCY AUCTION

1,462± SF Single Family Home

Venice, Florida

ONLINE AUCTION
EVENT
MARCH 14TH
AT 9 AM ET

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

www.FisherAuction.com

CONTENTS

US BANKRUPTCY AUCTION

OVERVIEW	3
PROPERTY PHOTOGRAPHS	5
LOCATION MAPS	7
AUCTION SUMMARY	10
AREA OVERVIEW	11



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, 1 OAK REAL ESTATE LLC 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, 1 OAK REAL ESTATE LLC 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, 1 OAK REAL ESTATE LLC 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, 1 OAK REAL ESTATE LLC AND FISHER AUCTION COMPANY.

OVERVIEW

US BANKRUPTCY AUCTION

Fisher Auction Company and 1 Oak Real Estate are pleased to present via Online Auction a beautiful Home in Venice, Florida

PROPERTY HIGHLIGHTS

- Prime Location in Nice Subdivision
- Within Minutes to World Class Fishing and Golf, Shopping and Area Sites
- Perfect for Primary Residence, Second Home or Rental Income Property
- Within 15 Minutes to I-75 Access, Downtown Venice
- 20 Minutes from Sarasota memorial Hospital - Venice
- One Hour from Southwest Florida International Airport
- Well Maintained Properties Throughout Subdivision
- Large 8,000± Square Foot Lot
- Property is turnkey with Recent Upgrades
- Well and Septic System



OVERVIEW

US BANKRUPTCY AUCTION

PROPERTY DETAILS

- **Address:** 925 Sunrise Road, Venice, FL 34293
- **Location:** South side of Sunrise Road between Rainbow and Heron Road
- **Directions:** From I-75 Exit No. 193. Go South on Jacaranda Blvd to Englewood Road. Turn Right to Flamingo Road. Left to Rainbow Road. Right to Sunrise Road. Left to address
- **Access:** From Sunrise Road
- **Improvements:** Total of 1,462± SF Includes 3 Bedrooms, 1 1/2 Bathrooms, Kitchen, Living Room, Dining Room, Screened Porch, Carpet/Tile/ Laminate Flooring
- Built in 1970 with Recent Renovation
- **Land Size:** 8,000± Square Feet
- **Frontage:** 80± Feet along Sunrise Road
- **Zoning:** RSF3 –Single family Residential
- **Taxes:** 2023 - \$2,265.86
- **Parcel ID No.:** 0459050135
- **Legal Description:** LOTS 1412 & 1413 SOUTH VENICE UNIT 5
- **Flood Zone:** Zone X per Sarasota County Flood Map
- **Utilities:** Well and Septic
- **Construction:** Block Foundation, Wood Frame, Asphalt Shingle Roof, Single Hung Windows, Central HVAC



PROPERTY PHOTOGRAPHS

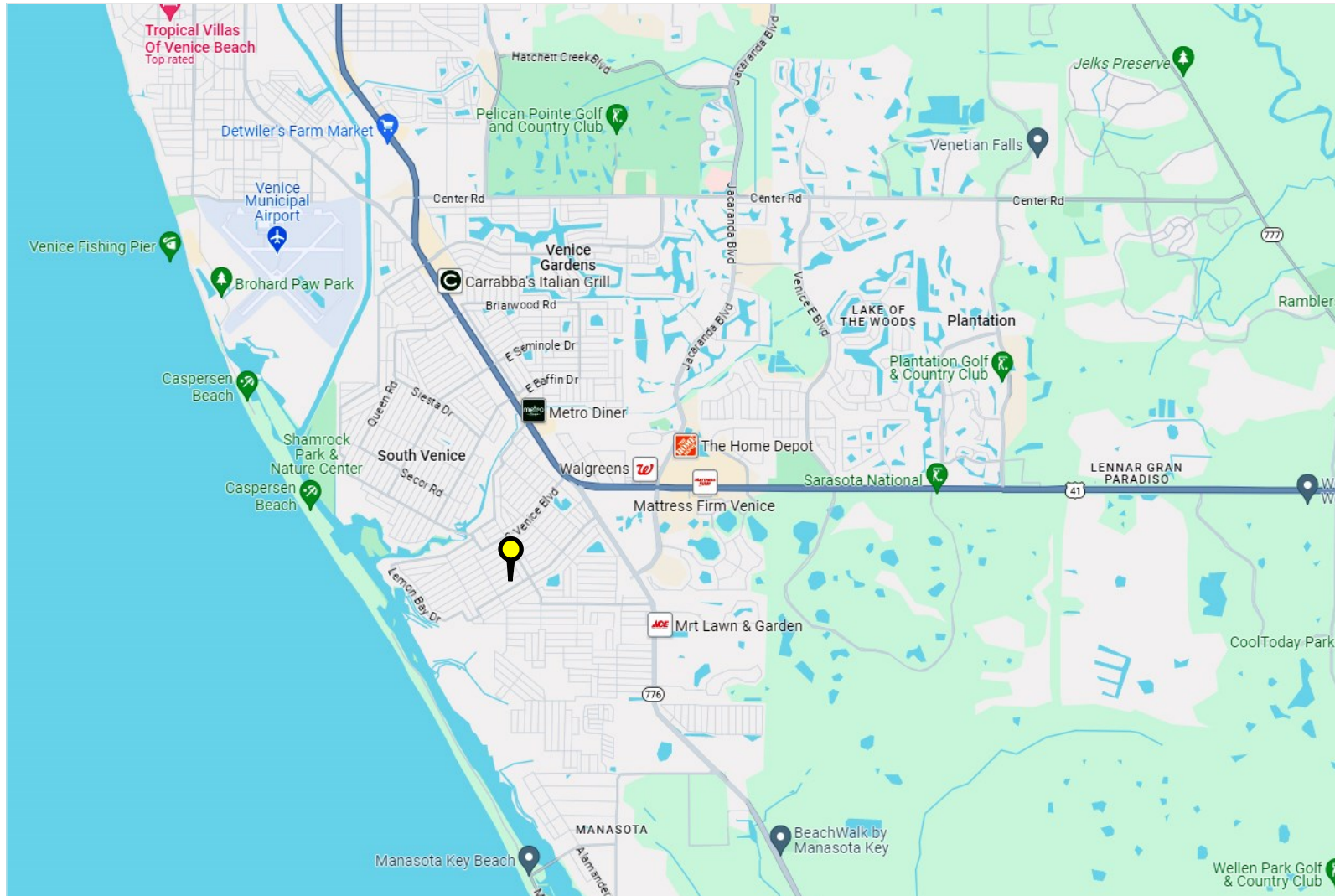


PROPERTY PHOTOGRAPHS



LOCATION MAP

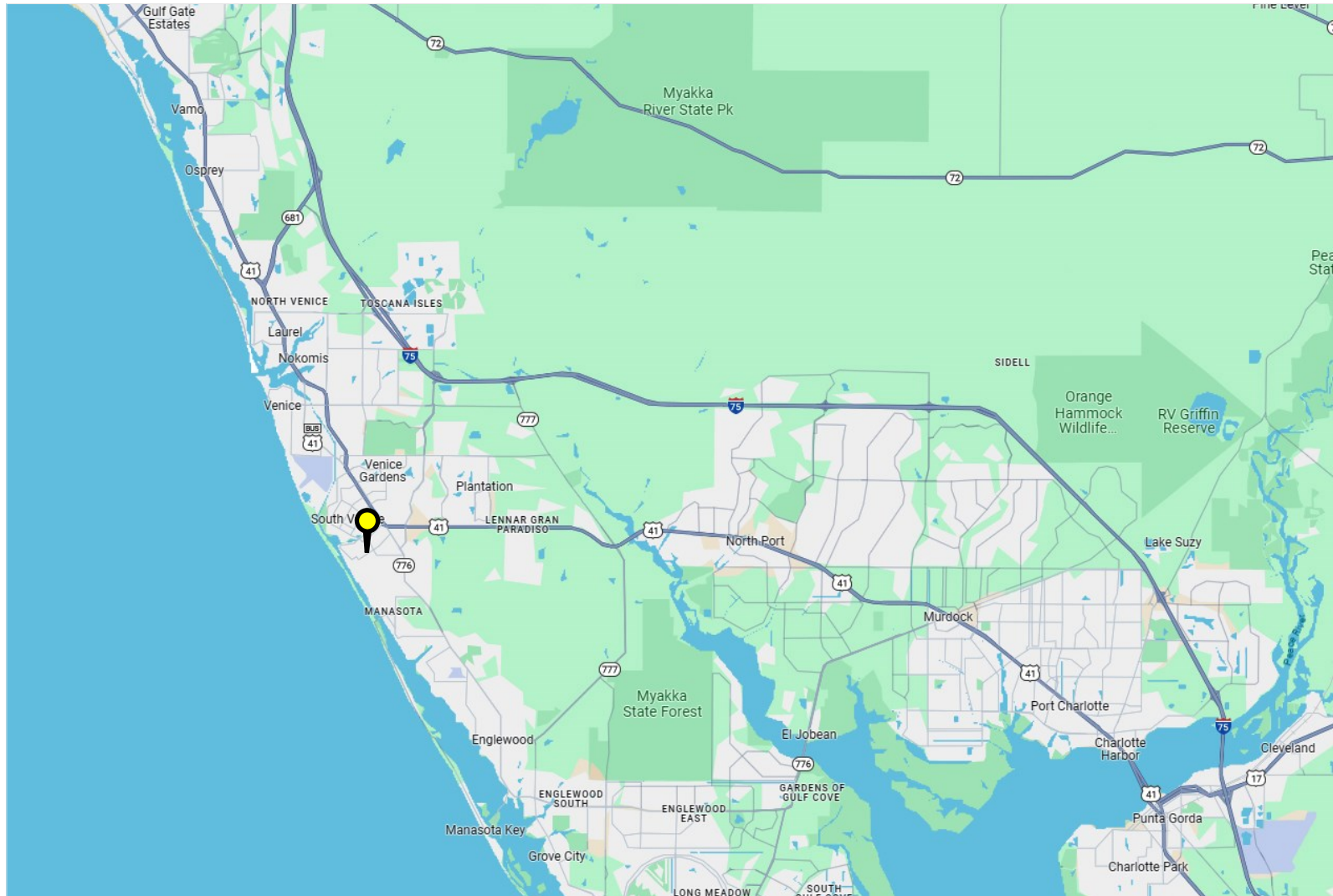
US BANKRUPTCY AUCTION



Property Location

LOCATION MAP

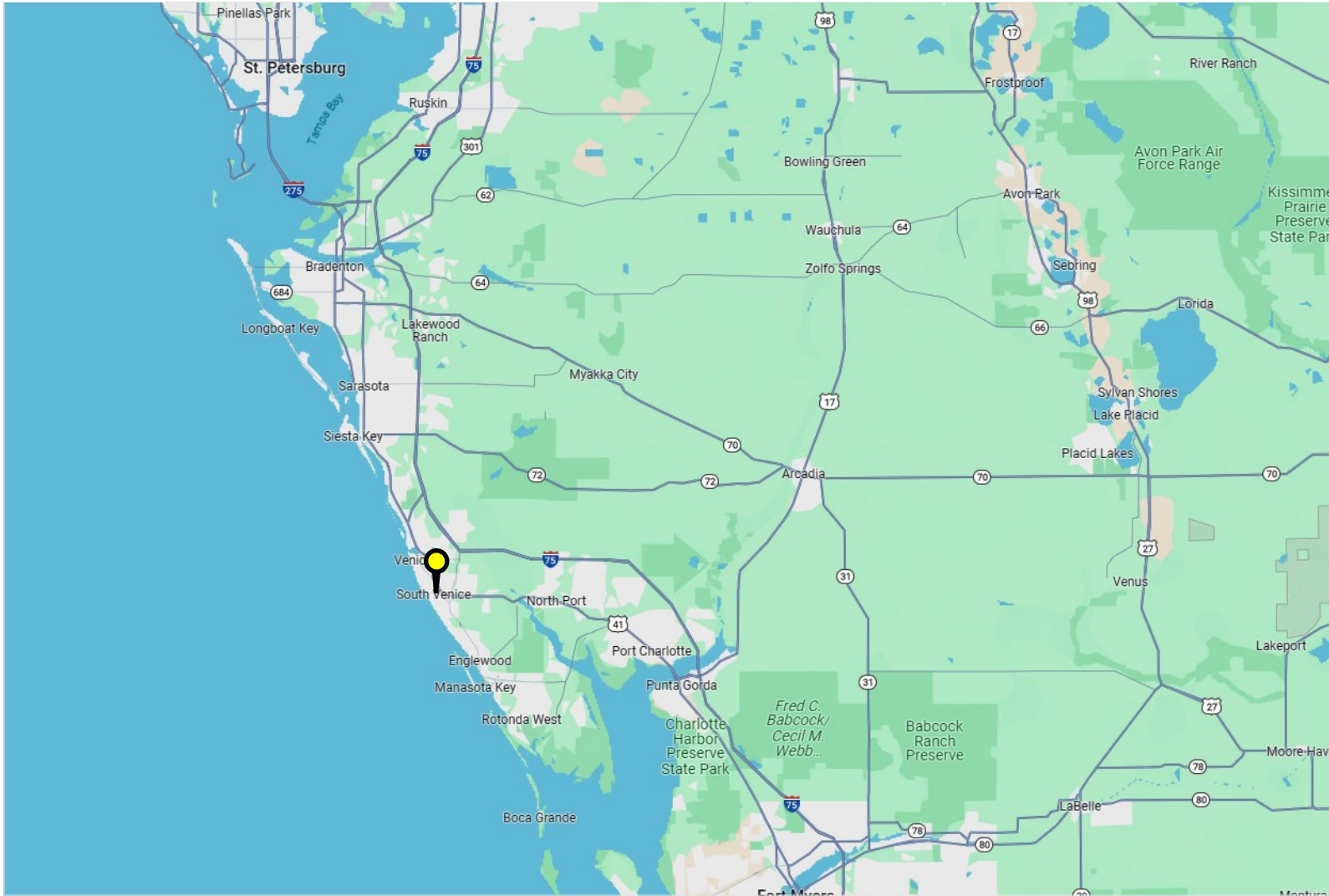
US BANKRUPTCY AUCTION



Property Location

LOCATION MAP

US BANKRUPTCY AUCTION



Property Location

AUCTION SUMMARY

US BANKRUPTCY AUCTION

Auction Date / Time:	Begins - Thursday, March 14, 2024 @ 9:00 AM ET Ends - Thursday, March 14, 2024 @ 11:00 AM ET
Online Only Auction:	Online Auction will be held on Fisher Auction's Exclusive Bidding Platform - Bid.Fisherauction.com
Property Tours:	Please Contact: Francis D. Santos at Francis@fisherauction.com / 754.220.4116 for Scheduled Tour Dates and Private Showings

United States Bankruptcy Court, Middle District of Florida, Tampa Division
Chapter 11 Bankruptcy Case: Case No. 8:23-bk-01532-RCT

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 seven percent (7%) 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 before the Honorable Judge Roberta A. Colton at the Sam M. Gibbons United States Courthouse, Courtroom 8A, 801 N. Florida Avenue, Tampa, FL 33602.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Debtor's Counsel, The Law Offices of Benjamin "Skip" Martin's account via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$15,000 Initial Deposit to be received by Debtor's Counsel no later than 5:00 PM ET on Tuesday, March 12, 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, The Law Offices of Benjamin "Skip" Martin'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.

AREA OVERVIEW

US BANKRUPTCY AUCTION

With 14 miles of beaches, Venice, just south of Sarasota on Florida's Southwest Coast, is the place to go for plentiful shopping, family-friendly saltwater adventures, and Old Florida charm. Easily reachable by foot from the downtown area, Venice Beach, a certified Blue Wave Beach, is the city's most popular stretch of coastline, where visitors can look for fossils and reef dive a quarter-mile from shore.

Sunbathe on the soft white sand, swim the clear turquoise waters of the Gulf, cast a line from the 700-foot Venice Fishing Pier, and hunt for fossilized prehistoric shark teeth in the Shark Tooth Capital of the World. Bike the Venetian Waterway Park Trail, shop Historic Downtown Venice, which is full of historic buildings reminiscent of its namesake Italian city, and see why Venice was named a Top Five Suburb for City-Like Living and one of USA Today's 10Best Must-Visit Beaches in the South for 2023.

*INFORMATION OBTAINED FROM VISITFLORIDA.COM

DEMOGRAPHIC

	VENICE, FL	SARASOTA, FL	SARASOTA COUNTY, FL
POPULATION	24,876	53,786	429,336
MEDIAN HH INCOME	\$65,478	\$62,615	\$69,490
MEDIAN AGE	68.6	49	56.5
MEDIAN PROPERTY VALUE	\$290,600	\$321,100	\$286,000

*INFORMATION OBTAINED FROM DATAUSA.IO





UNITED STATES BANKRUPTCY AUCTION

1,462± SF Single Family Home

Venice, Florida

Real Estate Auction Consultant:

Francis D. Santos

754.220.4116

francis@fisherauction.com



FISHER
AUCTION COMPANY

