

Instructions for Bidder Qualification

Real Estate Auction
By Order of the U.S. Bankruptcy Court
Southern District of Florida – Miami Division • Maria M. Yip, Chapter 7 Trustee
RE: ANSONIA 1692, LLC • Case No. 17-23972-AJC
5405 / 5353 SW 28th Avenue, Ocala, Florida 34471
2765 NE 48th Court, Ocala, Florida 33470
Thursday, January 31, 2019 @ 11:00 AM ET

The following instructions are to help guide you in becoming a qualified bidder for the Live Auction.

1. The Properties will be sold via a U.S. Bankruptcy Auction, which will be held at 11:00 AM ET, Thursday, January 31st, 2018 at 5405 SW 28th Avenue, Ocala, Florida 34471.
2. Registration will begin at 10:00 AM ET on Auction day. You must present a Cashier's Check in the amount of \$25,000 payable in U.S. Funds to Agentis, PLLC if bidding on 5405 / 5353 SW 28th Avenue, Ocala, Florida 34471 (residence and guest house) along with a valid driver's license or passport in order to be a qualified bidder. You must present a Cashier's Check in the amount of \$5,000 payable in U.S. Funds to Agentis, PLLC if bidding on 2765 NE 48th Court, Ocala, Florida 33470 (4-Plex) along with a valid driver's license or passport in order to be a qualified bidder. The Auction will begin at approximately 11:00 AM ET. Online bidding is available; please contact Fisher Auction Company for online bidding instructions (800.331.6620 or 954.942.0917 for international calls).
3. The amount of (i) the Successful Bid AND (ii) 6% of the Successful Bid ("Buyer's Premium"), added together, will be the Total Purchase Price; this applies to each Property.
4. **The Sales are subject to the U.S. Bankruptcy Court Approval.** If you are the highest and best bidder at the Auction, and subject to the U.S. Bankruptcy Trustee approval, you will immediately execute the Purchase and Sale Agreement that has been provided in the Bidder Package with no changes or alterations. Additionally, the Immediate Back-Up Bidder will also execute the Purchase Agreement at their Total Purchase Price and remit the corresponding Cashier's Check(s) described above in paragraph (2), as the escrow deposit(s). If the highest and best bidder does not complete their transaction, the Immediate Back-Up Bidder will be required to proceed to close on their transaction. The Immediate Back-Up Bidder's deposit(s) shall either be returned upon the closing of the sale to the Successful Bidder or applied to the purchase price in a closing with such Immediate Back-Up Bidder. These instructions apply to each Property.
5. There will be a U.S. Bankruptcy Court Sale Hearing to confirm the Sales on **Wednesday, February 6th, 2019 at 2:00 P.M. ET at the U.S. Courthouse, 301 North Miami Avenue, Courtroom 4, Miami, Florida 33128.** Within 24 hours of approval of the Successful Bidder(s), Buyer(s) shall have deposited the sum of 10% of the Successful Bid(s) (which sum will include the above corresponding escrow deposit(s) within paragraph (2), and together shall be referred to hereafter as the "Deposit"). The non-refundable deposit(s) will be wired to Seller's Counsel, Agentis, PLLC, to be held in the trust account of Agentis, PLLC (the "Deposit Agent").
6. If the Sales are approved by the U.S. Bankruptcy Court, the closings shall take place within seven (7) days of entry of the Sale Order. The Successful Bidder(s) must be prepared and must in fact consummate the purchase of the Properties in accordance with the Purchase Agreements. The Closings will be coordinated by the law firm of Agentis, PLLC.
7. The Properties are being sold in their "As-Is, Where-Is" condition with all faults and defects and with no representations or warranties express or implied. These are all cash transactions with no contingencies of any kind including but not limited to financing or post due diligence. The Properties are being sold free and clear of all liens, claims and encumbrances.

ACKNOWLEDGEMENT OF REVIEWING THE U.S. BANKRUPTCY COURT ORDER AND PURCHASE AND SALE AGREEMENTS

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I _____, hereby acknowledge that I have read and
(Name of Bidder)

agree to be bound by the following;

- **ORDER GRANTING TRUSTEE’S AMENDED MOTION FOR ENTRY OF AN ORDER (I) AUTHORIZING THE TRUSTEE TO ENTER INTO CONTRACT FOR SALE OF REAL PROPERTIES AND APPROVING THE FORM THEREOF; (II) APPROVING PROCEDURES FOR THE AUCTION AND SALE OF THE ESTATES’S INTEREST IN REAL PROPERTIES; (III) SCHEDULING A FINAL HEARING TO APPROVE THE SALE OF REAL PROPERTIES; (IV) APPROVING SALE OF THE ESTATE’S INTEREST IN REAL PROPERTIES; FREE AND CLEAR OF ALL LIENS; CLAIMS AND ENCUMBRANCES PURSUANT TO 11 U.S.C. § 363(f); (V) AUTHORIZING THE TRUSTEE TO SURCHARGE THE REAL PROPERTIES PURSUANT TO 11 U.S.C. §506(c) AND (VI) APPROVING PAYMENT OF AUCTIONEER’S COMMISSION.**

- **PURCHASE AND SALE AGREEMENTS**

Acknowledged:

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Signature

Date

Time