



**UNITED STATES  
BANKRUPTCY AUCTION**

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

**Astatula, Florida**

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



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# 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



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# 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



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# 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



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# LOT SPREADSHEET

## US BANKRUPTCY AUCTION

No.	Addresses	Parcel ID	Lot Size in SF	2023 Total Taxes	County Value	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 49 PG 27-31 ORB 4403 PG 1660
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



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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, FL	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, FL	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, FL	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, FL	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, FL	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



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# 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



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# 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

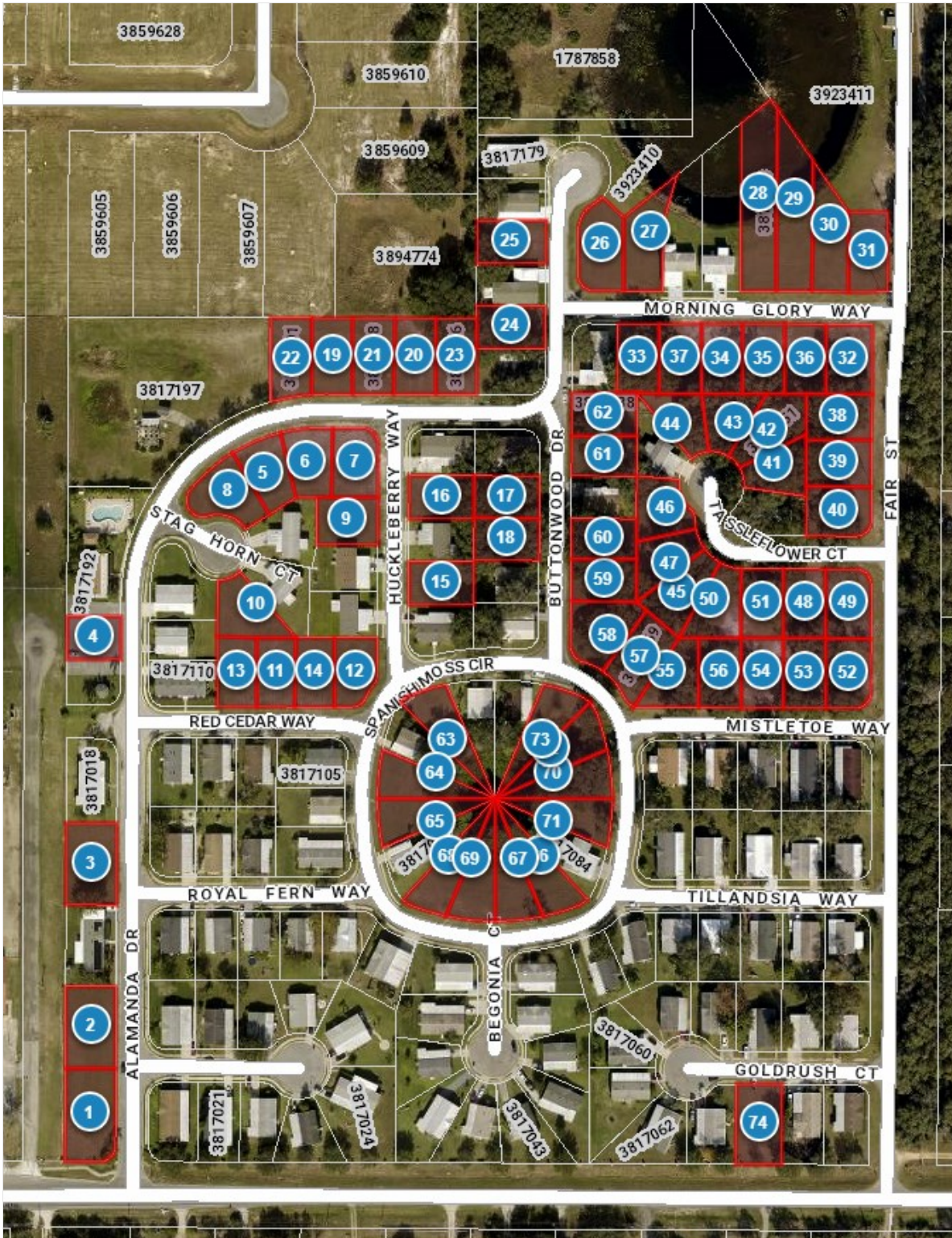


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# LOT MAP

## US BANKRUPTCY AUCTION



\*Map Obtained from County Site



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# PHOTOGRAPHS





# PHOTOGRAPHS





# PHOTOGRAPHS



\*HOA Property / Picture Reflects an Amenity



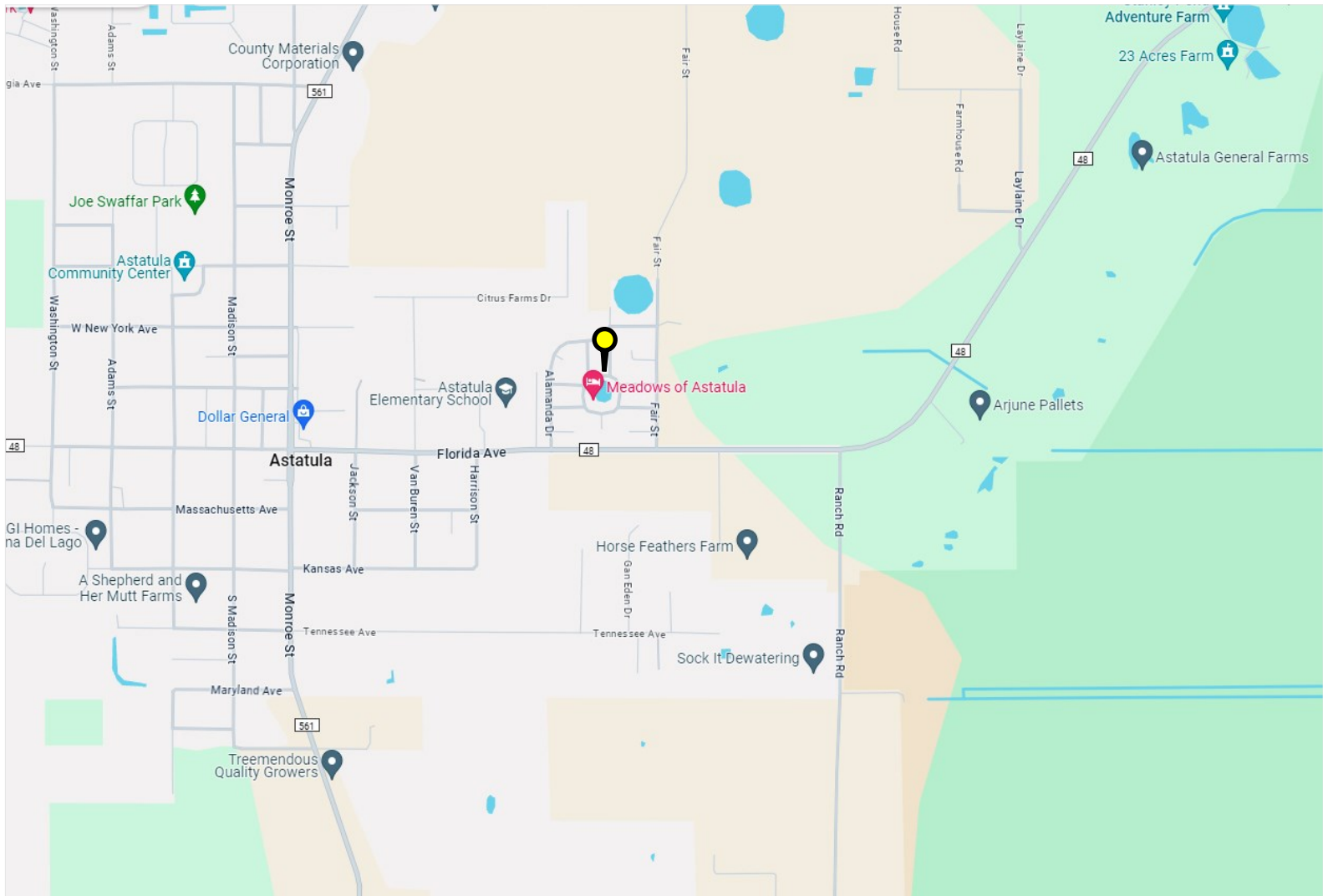
\*HOA Property / Picture Reflects an Amenity





# LOCATION MAP

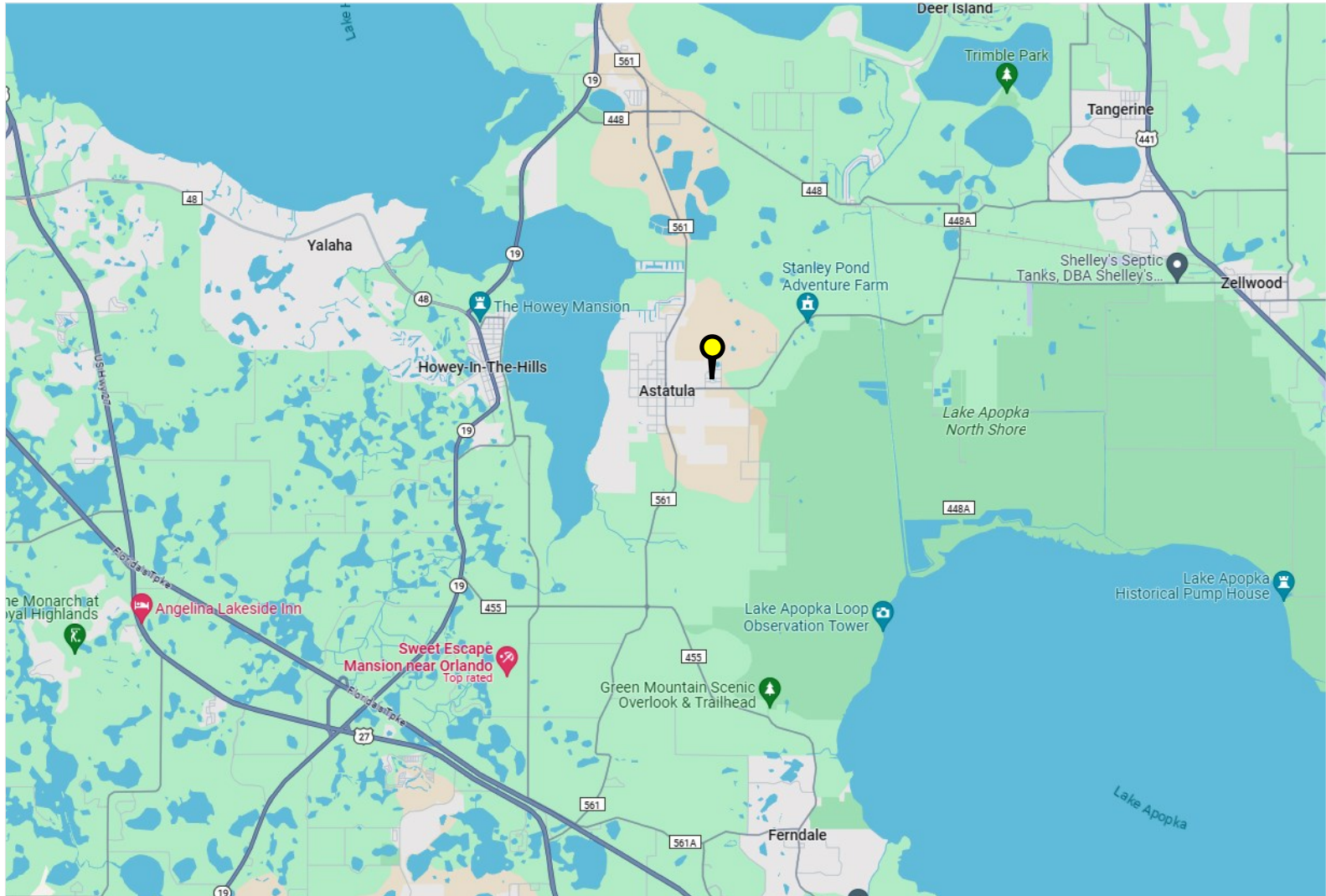
## US BANKRUPTCY AUCTION





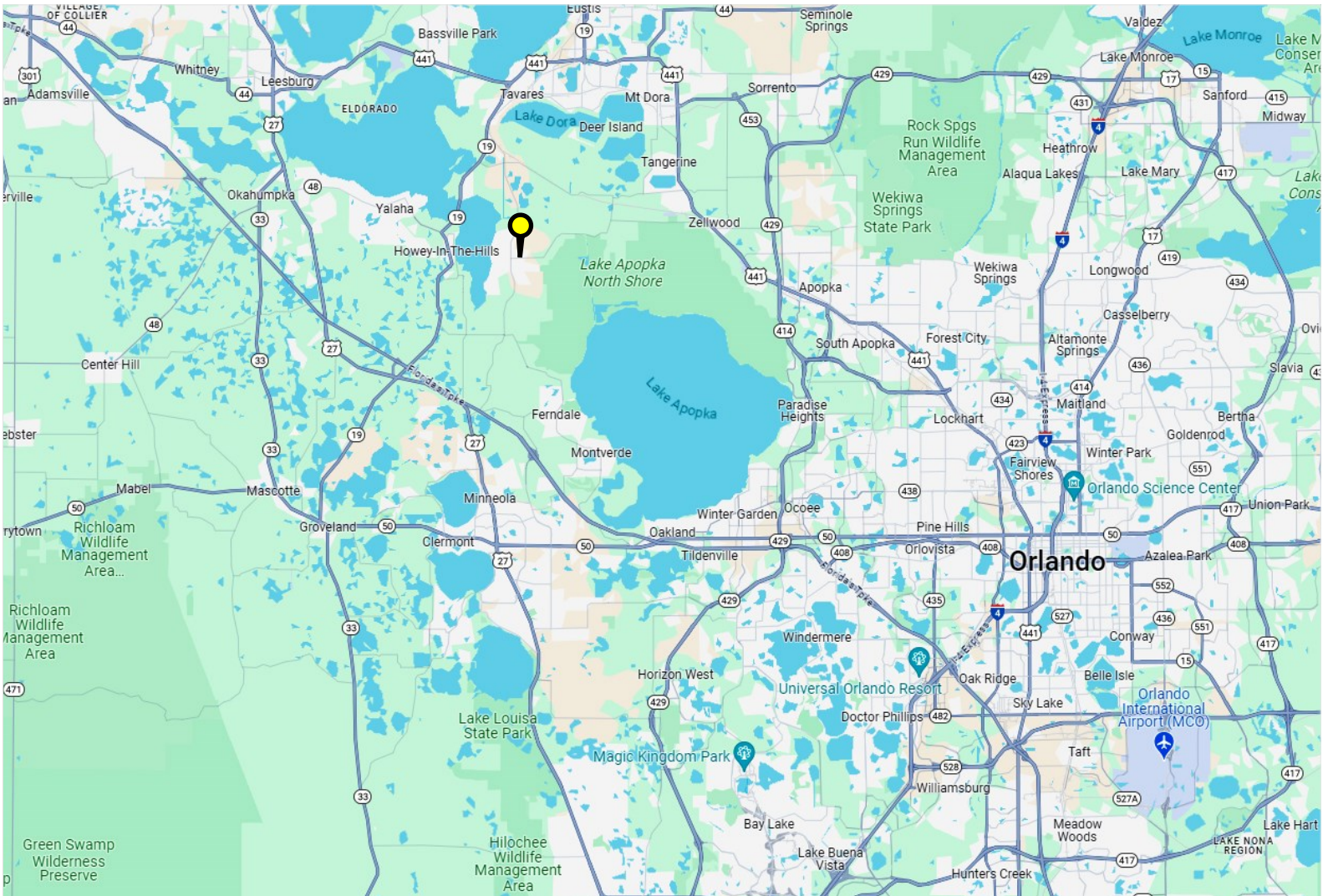
# LOCATION MAP

## US BANKRUPTCY AUCTION



# LOCATION MAP

## US BANKRUPTCY AUCTION





# AUCTION SUMMARY

**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 Debtor has Secured a Court approved Stalking Horse Bid. The Property will be offered free and clear of all liens, claims and encumbrances to the Highest and Best Bidder at or above a bid price of \$1,150,000 plus a 6% Buyer's Premium. The Final Bid Price will be subject to the approval of the Bankruptcy Court 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](mailto: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](https://www.fisherauction.com) for the Mandatory Real Estate Buyer Broker Participation Registration Form.



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# AREA OVERVIEW

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



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# 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**

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**FISHER**  
AUCTION COMPANY

**Real Estate Associate:**

**Jason A. Welt, PA**

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**[jw@jweltpa.com](mailto:jw@jweltpa.com)**



**TRUSTEE REALTY**