

Ordered Liquidation Sale...

# ABSOLUTE AUCTION

**February 16th, 2008 @ 11 am @ the property**

*Buyers Will Determine the Price!!*

**3 Homes to be AUCTIONED!**



**13556, 13584, 13592 Cielo Azul Way Desert Hot Springs, CA 92240**

**All 3 homes have the same floor-plans & square footage**

- Brand New 3 bedroom 2 bathroom homes in Miracle Heights
- High vaulted ceilings in great rooms & family rooms
- Built-in Entertainment niches
- Kitchens have plenty of cabinets and large pantries
- Spacious yards
- Views of city lights and valley from front yards
- Panoramic mountain views
- Built in 2005
- 1,674 sq. ft. on an 8,276 sq. ft. lot
- **Free home warranty policy, 30 days to close escrow, Guaranteed clear title**

**First home to be auctioned will be sold with NO MINIMUM BID/NO RESERVE to the highest bidder, REGARDLESS of price. The Auction will be a "Bidder's Choice" format, meaning that the winning bidder will get to choose which of the three homes they would like to buy. The two other homes will be auctioned too! Call Elite Auctions for more information at (661) 325-6500 or visit our website at [www.AuctionCA.com](http://www.AuctionCA.com).**

AUCTION TERMS: All prospective buyers must register to bid. A \$7,500 Cashier's check (for each property) or certified check payable to Elite Auctions will be required to bid at the auction. The successful bidder will be required to deposit a \$7,500 (for each property) 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. 1<sup>st</sup> property will be sold at absolute auction with bidder's choice. Other two properties will be sold subject to seller's confirmation up to 72 hours. 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 Elite Auctions. Elite Auctions reserves the right to deny any person admittance to the auction. Broker Participation Invited: Subject to establish to Elite Auctions 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. Elite Auctions is an agent of the seller.

**The 3 homes will be auctioned at 11 am on Saturday, February 16, 2008 - The homes will be open for previews from 1-3 pm on Sat., February 9<sup>th</sup> & Sun., February 10<sup>th</sup> and 1 hour prior to the Auction.**

**Elite Auctions**

Bond #00104630778 Broker ID 00634704

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

[www.AuctionCA.com](http://www.AuctionCA.com)