



O'Dea's Realty & Auction Room Ltd.

Notice of Public Auction

**Location and Time:
Estates Office, The Supreme Court
4th Floor Viking Building
10:00 AM Jan. 21, 2010**

The Registrar of the Supreme Court will be selling, by Public Auction, three properties, on an individual basis at 14 (lot #1), 18 (lot #3) and 22 (Lot # 5) West Point Road on Portugal Cove St. Philips.

West Point Road, Portugal Cove-St. Philips





The deadline for registering for the auction is noon on Jan 19, 2009. A \$5000 certified cheque, payable to “The Registrar of the Supreme Court” is required before a registration certificate will be issued. If the registrant is not successful at the auction, the certified cheque will be returned after the auction. Bidders can register during business hours at the Estates Office of the Supreme Court at the address notes above. Only registered bidders

will be permitted to attend the auction unless an exception is made by the Registrar of the Supreme Court

For successful bidders, the \$5000 deposit will form a portion of deposit towards the purchase price and such deposit will be non refundable. The balance of the deposit due will be the difference between the initial deposit of \$5000 and 10% of the purchase price. That amount will be due, by the successful bidder, by 3:30 PM on the day of the auction and made payable by certified cheque to “The Registrar of the Supreme Court”. This second deposit will also be non refundable and both deposits will be applied to the purchase price or forfeited in the event that the successful bidder decides to withdraw for any reason. Bidders should protect their interests by having financing in place prior to the auction as the sale of the units will not be conditional on financing and failure to close based on inability to secure financing will result in the forfeiture of the 10% deposit.

The only basis for withdrawal would be based on any potential inability of the Supreme Court to provide clear title.

Bidders will be required to sign acknowledgement of terms of the auction upon registration. The terms, registration form, and draft agreement can be seen at the real estate section of www.odea.ca with further information available by calling Chris O’Dea at 709-685-6559.

Any person bidding on behalf of another person must provide the Estates Office with a copy of their written authority at the time of registration and such authority may be subject to approval of the Registrar of the Supreme Court; otherwise the bidder will be taken to be acting on their own behalf. Realtors are welcome to participate on behalf of their clients, however, any commission arrangements are to be worked out between the realtor and the buyer, as no seller’s commission applies.

The properties are being offered for sale on an HST exclusive basis, which means the applicable HST will be added to the selling price on closing

Inspecting The Property: Inspections of the property will be held on Tues, Jan 12, 2010 between 9:00-11:00 AM, and Wed, Jan 13, 2010- between 9:00-11:00 AM. Inspection at other times by appointment, and based on availability may be arranged by calling Chris O’Dea at O’Dea’s Realty and Auction Room at 709-685-6559. Bidders are expected to have done their own due diligence and determined the suitability and condition of the property before the auction. The buyer shall accept the property in an as-is condition as of the closing date and the buyer agrees that neither the seller or the auctioneer makes any representation or warranties of any kind whatsoever, expressed or implied, to the buyer as to condition or fitness of the property, environmental or otherwise, or any improvements thereon. All descriptions, and measurements provided by the seller or auctioneer are to be used as a guide only. The buyer shall have satisfied himself as to the location and condition of the property, and all descriptions with respect thereto, prior to bidding.

The Registrar of Supreme Court has the right to sell the properties in question in advance of the auction.

Reserves will apply on all three properties.

For additional information, Call Chris O'Dea at 709-685-6559

[Click here to see detailed terms and conditions, registration form and draft agreement of purchase and sale](#)