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## PUBLIC PRICING™ SALE TERMS AND CONDITIONS AND BIDDER REGISTRATION

**3.21 ACRES OF VACANT LAND ADJACENT TO THE WEST SIDE OF THE WELLINGTON ARMS CONDOMINIUM PROPERTY AT 6520 N. OCEAN BOULEVARD, OCEAN RIDGE, FLORIDA**

**SALE DATE: JULY 31ST 2026.**

**WILL SELL TO THE HIGHEST BIDDER AT OR ABOVE \$750,000  
THE PROPERTY APPRAISED IN SEPT. 2020 FOR \$4.2 MILLION**

**Purchasing real estate is a legal transaction and if not fully understood, the buyer should seek legal counsel.  
The owner may sell the property prior to this published sale date so register and bid early.**

- 1) Public Pricing™ LLC is a collaborative seller-buyer system built on integrity and full transparency.
- 2) Representations about bids made by Fred DeFalco, the auctioneer and broker during the bidding process may be examined by the highest bidder prior to executing a purchase agreement. This process is designed to protect all parties while promoting **urgency, fairness, and trust. SEE “PUBLIC PRICING™ PROMISE”**
- 3) All information provided regarding this property and auction is deemed **reliable but not guaranteed**. Buyers are solely responsible for conducting their own due diligence and for verifying all measurements, descriptions, representations, and disclosures **prior to bidding and submitting an offer.**
- 4) The property is offered as is subject to clear and marketable title.
- 5) When you submit your bid, you may also request any additional due diligence or inspections you feel are important. Nothing is forced or immediate—every price, term, and condition will be fully discussed and thoughtfully negotiated with you. If the property interests you, relax, register, and place your bid with confidence. The listing agent, Public Pricing, LLC, and Auctioneer will guide you through every detail with professionalism and care.
- 6) The terms and conditions are subject to change and must be confirmed by bidders prior to bidding and executing a purchase agreement. **THE SELLER RESERVES THE RIGHT TO SELL THE PROPERTY PRIOR TO THE FINAL SALE DATE PUBLISHED.**
- 7) The purchase agreement must be written that the buyer may select their own **Title Company, and Closing Agent** for this transaction and will pay for all title and closing cost. The Escrow Agent for the earnest money deposit of 10% of a final sales price will be mutually agreed upon prior to executing any purchase agreement.
- 8) There will be a 6% Buyer’s premium calculated on the final bid and purchase price due from the buyer at the time of closing on the property as described in the Public Pricing™ Promise on the property website.

## 9) Buyer Representation & Buyer's Premium Understanding

Most bidders choose to work directly with the listing agent or the auctioneer and Public Pricing™ team, as it ensures the most streamlined experience and avoids any additional representation costs beyond the Buyer's Premium. Please note that the Buyer's Premium already covers all marketing costs associated with this Public Pricing™ sale. **If you prefer to have your own agent or broker represent you, PLEASE pause here and have them contact us prior to completing the Bidder Registration Form. All communication will then take place through your broker, and any compensation arrangements will remain solely between you and your agent under your Buyer's Broker Agreement. This protects your interests, avoids conflicting obligations, and ensures full alignment with the Buyer's Premium structure explained in the Public Pricing™ Promise.**

**Please use the form on the property website for your questions or if more urgent Fred DeFalco may be reached at 561-702-3757.**

*Disclosure: Public Pricing™, LLC is a marketing entity owned by 920 Real, Inc. a Florida Real Estate Corporation CQ1073339, Fred DeFalco Licensed Broker BK3003661. Fred DeFalco is a Licensed Auction Co. (AB-1446) & Auctioneer (AU-1986).*

920 Real, Inc. and its agents operate as a Transaction Broker in Florida:  
[https://defalco.us/Florida\\_Law\\_Transaction\\_Broker](https://defalco.us/Florida_Law_Transaction_Broker)