For more details visit our website at: www.treasury.gov/auctions/treasury/rp and click on upcoming auctions.

If all your questions are not answered using our website, please call the Public Auction Line at (703) 273-7373.

Auction
Wednesday, September 25, 2019 at 11am
Location
15159 Sunnyland Lane, Wellington FL
Register
10:30 am
Deposit
$100,000 cashier’s check payable to CWS Marketing Group

Auctions September 25!
View the virtual tour of the home and stables at cwsmarketing.com!

SEIZED AND FORFEITED REAL PROPERTY
AUCTION

15231 Sunnyland Lane, Wellington, Florida 33414

Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS including any building violations for the building as a whole that may apply (including but not limited to fines and penalties). Gated equestrian estate on 5.92 ± acres with single family home, horse stable, all-weather ring, paddocks, and fencing. The home includes 6 bedrooms, 6 baths, kitchen with breakfast area, living room, dining room, office, laundry, 2nd floor loft and media room, summer kitchen, inground pool with spa and gazebo, covered porch, balcony, and attached 5-car garage. The 7,811 ± sq. ft. horse stable has 22 stalls, office, tack rooms, laundry, bathrooms, and groom’s apartment. The property is located in the gated community of Palm Beach Point with horse trails and canals.

Sale # 16-99-169

PROPERTY DETAILS

<table>
<thead>
<tr>
<th>Living Space</th>
<th>5,639 ± sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>5.92 ± acres</td>
</tr>
<tr>
<td>Year Built</td>
<td>2010</td>
</tr>
<tr>
<td>Parcel No</td>
<td>73-41-44-19-01-005-0190</td>
</tr>
<tr>
<td>County</td>
<td>Palm Beach</td>
</tr>
<tr>
<td>HOA Dues</td>
<td>$725 per quarter</td>
</tr>
<tr>
<td>Utilities</td>
<td>Electric, Gas, Well, Septic</td>
</tr>
<tr>
<td>2018 Taxes</td>
<td>$62,643.00</td>
</tr>
<tr>
<td>Zoning</td>
<td>PUD/Planned Unit Dev</td>
</tr>
</tbody>
</table>

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Inspections are by Appointment Only

Inspections are by Appointment Only

Dates: Tuesday, September 17 and 24
Times: 12:00 - 4:00 pm
Contact: Mark Wheelus to schedule an appointment at mwheelus@cwsams.com. Note: Appointments cannot be scheduled on the day of the showing.

US Department of the Treasury in conjunction with Immigration and Customs Enforcement
GENERAL INFORMATION:
The placement of a successful bid at a U.S. Department of the Treasury auction establishes a legally binding contract between the successful bidder and the Government. The auctioneer’s announcement of the high bid amount and the bidder’s number establishes the contract which is subject to final acceptance by the Government. This contract is bound by these Terms and Conditions, any Special Terms and Conditions published by the Contractor for the specific auction, 19 CFR Customs Duties Part 142, and all other Federal regulations governing contracts for the purchase of Government property, which may be found at http://www.acquisition.gov. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid.

CWS, the Contractor, is acting as the agent of the Government with respect to the sale of Government real property at these auctions. The Contractor may videotape the auction and record phone bidding to assist in any future contract resolution actions.

ELIGIBILITY OF BIDERS:
The Bidder warrants that he/she is not: (a) under 18 years of age; (b) an employee of any department or agency of the Federal Government prohibited by the regulations of that agency from purchasing property sold hereunder; (c) an agent or immediate member of the household of the employee in (b); (d) the Contractor, subcontractor or vendor, or their agent who has access to information concerning the property to be sold at U.S. Department of the Treasury auctions that is not generally available to the public; (e) presently debarred or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 102.56; or (f) the party, or agent of the party(s), from whom the property was seized.

The Contractor’s subcontractor may not act as agent for a third party in purchasing U.S. Department of the Treasury real property that is or has been in their custody or control. For breach of this warranty, the Government shall have the right to cancel the contract without liability.

REGISTRATION OF BIDERS:
Persons wishing to participate in the bidding process of the sale are required to obtain, fill out, and deliver a bidder registration card during the registration process for each sale.

In the event a person is bidding on behalf of another party, an original notarized Power of Attorney must be presented at the time of registration. Power of Attorney must include the buying party’s social security number.

If you are planning to bid in the name of a corporation, business, or LLC, you must have the appropriate official documentation to show proof of eligibility to bid on behalf of that corporation, business, or LLC.

An individual’s signature on the bidder registration card is an acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound thereby. Therefore, bidders are cautioned to carefully read all applicable Terms and Conditions contained in this document and the sales flyer/brochure before signing the bidder registration card. Bidders must present a photo ID and evidence of earnest money deposit in the amount of $100,000 in the form of cashier’s or certified check made payable to CWS Marketing Group, Inc. as a prerequisite of registration. Personal or business checks, money orders, cashier’s checks, bank letters, or letters of credit WILL NOT be accepted. Cashier’s checks made payable to the bidder’s name CANNOT be accepted.

Each registered bidder will be issued a bidder number upon completion of the registration process. Each bidder is solely responsible for the use of his/her bidder number and any use by another person is presumed to be with the consent of and contractually binding on the registered bidder.

The bidder understands and agrees that the property is sold AS IS WHERE IS WITH ALL FAULTS including any building violations for the property with all faults and as-is-with-all-faults.

The successful bidder’s deposit(s) will be retained as the initial payment for the property. Personal or business checks, bank letters, or letters of credit will not be accepted. Cashier’s checks made payable to the bidder’s name CANNOT be accepted.

BACK-UP BIDDER:
The back-up bidder’s earnest money deposit will be returned by certified mail or overnight delivery service within three (3) business days after receiving total earnest money deposit from the high bidder. In the event the earnest money is not received from the high bidder within the time period specified, the back-up bidder will become the high bidder at the Purchase Price stated in the back-up bid contract. The back-up bidder is obligated to transmit earnest money as stated above within three (3) business days of notification. The foregoing liquidated damages provision shall apply to the back-up bidder.

INSPECTION OF PROPERTY:
The bidder is invited, urged, and strongly cautioned to inspect the property prior to submitting a bid. Failure to inspect property shall not constitute cause for cancellation of sale. Property will be available for inspection at the times specified by the Contractor. Absolutely no access to property is allowed without prior Contractor authorization. In the event of a dispute as to final bid amount, the Government reserves the right to review the video and audio tape of the auction for clarification or to re-offer the property in question.

WRITTEN BIDS:
Written bids may be submitted in person, by registered mail, or by overnight delivery service if the bidder is unable to attend the auction. The appropriate deposit per bidder by cashier’s/certified check only, must accompany your written bid. The casher’s check deposit must be made payable to: CWS Marketing Group, Inc.

Written bids for the property must be received no later than September 24, 2019 at the following new address as of July 1, 2019: CWS Marketing Group, 7996 Donigan Drive, Manassas VA, 20109, Attn: Real Property Sales.

Unsuccessful written bidders’ deposits will be sent to the bidders by certified mail or overnight delivery service within five (5) business days after the sale.

CONSIDERATION OF BIDS:
The Government reserves the right to reject any or all bids, and to waive any technical defects in bids. Property is sold with a minimum reserve price unless the property is, in explicit terms, offered without a minimum reserve price. If the minimum reserve price is not achieved, the Government may withdraw the property at any time before the sales contract is executed.

FINANCING:
The buyer is responsible for obtaining his or her own financing arrangements as required. The Government does not provide financing for the purchase of any property offered under these Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to attendance at a public offering.

Failure to obtain financing during the closing process does not relieve the buyer of his/her legal responsibility and obligation for completion of the contract. Failure to comply with all provisions of the sales contract regarding closing may result in termination of the contract because of buyer’s default and may result in the forfeiture of any earnest/deposit funds.

CLOSING:
Closing will be held within 30 calendar days of the date the Government signs the sales contract accepting the Buyer’s offer. Closing may be held sooner, with mutual agreement of Buyer and Seller. Only the Seller may, at its discretion, exceed closing beyond 30 days. As a condition precedent to the contract being deemed effective of the high bidder and may result in cancellation of the contract and forfeiture of any rights, title, and interest the Buyer may have acquired. In that case, title of the property will remain with the Government and will result in the forfeiture of the deposit. If the default occurs because of failure to make the required deposit, the seller shall be liable to the Government for liquidated damages in the amount of that deposit.

PROPERTY OFFERED FOR SALE BY IRS-CI, ICE AND SECRET SERVICE:
In accordance with 18 USC Section 162, 18 USC Section 853(h) of the Comprehensive Crime Control Act of 1984 and Department of the Treasury Policy, forfeited (real) property will not be sold to the defendant or person(s) acting as his/her agent. A real property sales contract may be cancelled by the Government in compliance with the above statutes or policy.

ADDITIONAL INFORMATION:
Visit our website at www.treasury.gov/auctions/treasury/ as of July 1, 2019: CWS Marketing Group, 7996 Donigan Drive, Manassas VA, 20109, Attn: Real Property Sales.

If you do not have Internet access, or have further questions, you may also call our Public Auction Line at (703) 273-7373 or fax to (571) 921-4153.

TERMS OF SALE FOR WELLINGTON, FL / Sale #19-66-169

In the event of a dispute as to final bid amount, the Government reserves the right to review the audio and video tape of the auction for clarification or to re-offer the property in question.