Online Auction Date:
Friday, November 16, 2018
10:00 am - 2:00 pm (EST)

Inspection Date & Time:
Contact Mike Lewis to schedule an appointment at mlewis@cwsams.com for November 6 or 9, 11 am - 3 pm

3-Step Registration:
1. Create an account with CWS and validate with credit card information (only required once).
2. Visit auctions.cwsmarketing.com and click on “Register to bid.” Required for each property bid on.
3. Mail Bid Deposit Form (found online) with deposit check to arrive no later than the last business day before the auction.

Deposit:
$25,000 cashier’s check made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

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, or you do not have internet access, please call the Public Auction Line at (703) 273-7373.

18365 NE 30th Place, North Miami Beach, Florida 33160

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. 3-level townhouse with 4 bedrooms, 3.5 baths, living room, dining area, den, laundry, 3 balconies, and attached 1-car garage. The property has a patio and inground pool with fence. The home is located in the Aventura Bay Townhome community near the Intracoastal Waterway.

Property Details:
Living Space: 2,520 ± sq. ft.
2017 Taxes: $8,816.00 ±
Year Built: 2000
County: Miami Dade
Utilities: Electricity, Water, Sewer
Zoning: RMF3/Multi-Family, Low Density
Parcel No: 28-2203-056-0030
HOA Fee: $1,093.93 per month
FEMA Flood Zone AE Map: 12086C0134L
GENERAL INFORMATION: The placement of a successful bid at a U.S. Department of the Treasury online auction establishes a legally binding contract between the successful bidder and the Government. An e-mail notice sent to the high bidder 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, 13 CFR Customs Duties Part 126 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.

ELIGIBILITY OF BIDDER: 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, unless furnished to and agreed upon, in writing, by the Government in compliance with the above statutes or policy. In accordance with 18 USC Section 1963(f) and 21 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 persons acting as his/her agent. A real property sales contract may be cancelled by the Government in compliance with the above statutes or policy.

TECHNICAL PROBLEMS AND TRANSMISSION ISSUES: CWSAMS has made every reasonable effort to facilitate online bidding. However, it is possible that technical problems and transmission issues may arise and affect the CWSAMS website, bidding system and/or computer or server or your computer, personal device or software which is beyond the control of CWSAMS. By bidding online Bidder acknowledges that CWSAMS is not responsible for technical problems or transmission issues associated with a bid and that, in the event technical problems interfere with or prevent a bid, it may be necessary to withdraw items from bidding due to technical errors or uncontrollable circumstances. Further, in the event of the occurrence of a technical problem during any bid in any auction, CWSAMS in its sole discretion reserves the right to declare an item sold, postpone or cancel the auction, extend the bidding time for this auction and/or re-list the property for auction. The Bidder acknowledges that, by bidding in any auction held by CWSAMS, Bidder accepts the terms and conditions of this Disclaimer.