**Auction Date:**
Thursday, October 19, 2017

**Auction Time:**
11:00 am

**Registration Time:**
10:00 am

**Auction Location:**
Holiday Inn Miami
3255 NW 87th Avenue, Miami FL 33172

**Inspection Dates & Times:**
Appointment only on Friday, October 13 and Tuesday, October 17, 12-3 pm.
Email to set up an appointment: mwheelus@cwsams.com

**Deposit:**
$50,000 cashier’s check made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

**Property Description:**
957 ± sq. ft. waterfront condo with 1 bedroom, 2 baths, kitchen, living and dining area, and two balconies. The condo is located on the 33rd floor of the Fountainbleau II and includes one parking space. The building offers a concierge, fitness center, valet parking, pools, business center, restaurants and nightclub, beach access and service, and green spaces. **Note:** The unit has HOA compliance violations that must be completed before the buyer will be allowed to occupy the property. More information on requirements can be viewed online. HOA documents are available upon request.

**Property Details:**
- Living Space: 957 ± sq. ft.
- Parcel No: 02-3223-023-3990
- Zoning: RM-3/Transient Residential
- Utilities: Electricity, Water, Sewer
- HOA Dues: $1,043.99 a month
- FEMA Zone: AE Map #12086C0328L
- Year Built: 2005
- County: Miami-Dade
- 2015 Taxes: $14,369.15 ±

**Also Auctioning October 19**

**Single Family Home:**
6211 SW 79TH STREET, MIAMI, FLORIDA
4,077 SF home with 4 bedrooms, 4 baths, 2-car garage, fireplace, and inground pool

**CWS Marketing Group**
Sale #: 18-66-107
**GENERAL INFORMATION:**

TLC, you are bidding on a property at government auction in Miami, Florida. The contract is by sealed bid and is subject to final approval by the Government. The Government reserves the right to stop the auction at any time and refuse any or all bids. Any sealed bid which is less than the minimum bid of $50,000 will be refused.

**TERMS OF SALE FOR MIAMI, FLORIDA / Sale #18-66-107**

- **Down Payment:** The high bidder will be conditionally established with the recognized back-up bidder and the تكون of the contract, which is subject to final approval by the Government. The high bidder will be required to make a $50,000 earnest money deposit. The second high bidder (Back-Up Bidder) will be required to make a $50,000 earnest money deposit. 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 must be submitted in person, by registered mail, or by overnight delivery service if the bidder is unable to attend the auction. The high bidder will be determined after the auction is completed.

**Funding:**

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 attending at a public offering.

**Government Deed:**

Clear title will be conveyed via a Government deed. Liens and other encumbrances will be paid by the Government. Title insurance is available at Buyer’s expense.

**DEFAULTS:**

Failure to make required deposit or final payments and/or comply with the time frames specified in the sales flyer/brochure will be deemed default 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, the title of the property will remain with the Government and will be forfeited to the highest bidder.

**Property Offered for Sale by IRS-CI, ICE and SECRETARY OF THE TREASURY**

In accordance with 18 USC Section 1963(f) and 21 USC Section 853(c) 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/ or call our Public Auction Line at (703) 273-7373 or fax to (571) 921-4153.