Online Auction Date:
Tuesday, June 15, 2021
8:00 - 10:00 am PT (11am-1pm ET)

Inspection Dates:
Lot can be viewed during daylight hours

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: $1,000 cashier’s check made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

Starting Bid: $5,000

802 Cody Street SE - Lot 96, Rainier, Washington 98576

Property Description: LOT 96 - 0.30 ± acre (13,366 ± sq. ft.) of residential land located in the established neighborhood of Trotter Downs Estates. The lot has electricity and water available. A plat map of the subdivision with notes can be viewed online. Please visit cwsmarketing.com for a full list of COVID-19 requirements and precautions. Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS including any violations as a whole that may apply (including but not limited to fines and penalties).

Property Details:
Site Area: 13,366 ± sq. ft.
County: Thurston
Parcel No: 80530009600
HOA Fees: $67.00 quarterly
Utilities: Electricity and water
Zoning: MDR4/1 - Medium Density
2020 Taxes: $136.00 ±

Special Condition: A building permit for this lot cannot be issued until the community on-site sewage system on lot 92 (drainfield reserve area) has been designed, approved, constructed, inspected, and accepted by the city engineer and Thurston County Environmental Health. A plat map of the subdivision with notes can be viewed online.
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, 19 CFR Customs Duties Part 162 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 BIDDERS: The bidder warrants that he/she is not: (a) under 18 years of age, (b) 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) holding violations for the building as a result of such action. If a disclosure of any disclosed or potential hazards associated with the property. If a government and its agents do not warrant any guarantees or warranties with the agent, the personal device or software which is beyond the control of CWSAMS. By bidding online, the 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 the bid 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, postponed or cancel the auction, extend the bidding time for this auction and/or list the property for auction at another date and time.

The decision of CWSAMS on this matter shall be final. The bidder acknowledges that, by bidding in any auction held by CWSAMS, the bidder accepts the terms and conditions of this Disclaimer.

AUCTION END & BID APPROVALS: When the auction closes, the page will display either SOLD or ENDED. SOLD indicates the reserve (if there is a reserve) was met and establishes the high bid. Successful bidders will be notified via email of their status as the winning bidder and will be bound by the payment terms as found in the “Offering of Property for Auction and Submission of Bids” paragraph. ENDED indicates the final bid did not meet the reserve. In this case, CWSAMS will provide the high bid to the Government for consideration. If the Government accepts the high bid, the bidder will be notified.

CONSIDERATION OF BIDS: The Government reserves the right to reject any and all bids, and to waive any technical defects in bids. Property is sold with a minimum reserve price. If the reserve price is not met, 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 bidding on 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 45 calendar days of the date the Government signs the sales contract accepting the Buyer’s offer. Closing may be scheduled with mutual agreement of Buyer and Seller. Only the Seller may, at its discretion, exceed closing beyond 45 calendar days. Closing costs including, without limitation, transfer taxes, documentary stamps, recording fees, and escrow fees will be paid by the Buyer and Seller in accordance with the customs of the county in which the property is located. In the event Buyer desires title insurance, it will be at the Buyer’s expense.

GOVERNMENT DEED: Clear Title will be transferred via a Government Deed. Lien and other encumbrances will be paid by the Government. Title Insurance is available at Buyer’s expense.

DEFUALTS: Failure to make required deposit or final payments and/or comply with the time frames specified on the website shall 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, title of the property will remain with the Government and will result in the forfeiture of the deposit; in the event of default because of failure of the buyer to make the required deposit, the buyer shall be liable to the Government for liquidated damages in the amount of that deposit.

PROPERTY OFFERED FOR SALE BY IRS-CL, HSI, OR SECRET SERVICE: 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 Uniform Bidding 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: For additional information, please visit our website at www.treasury.gov/auctions/treasury/idx. If you do not have Internet access, or have further questions, you may call our Public Auction Line at (703) 773-7733 or fax inquiries to (701) 934-4531.