SEIZED AND FORFEITED REAL PROPERTY
ONLINE AUCTIONS

Online Auction Date:
Wednesday, October 4, 2017
Flat Shoals Rd: 10:00am - 1:00pm (ET)
Brookview Dr: 10:30am - 1:30pm (ET)

Inspection Date & Time:
Sunday, September 24 and October 1, 1:00 - 4:00 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 the deposit check. Due no later than 5pm the day before the auction.

Deposit:
$5,000 cashier’s check per property made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

For more details visit the Treasury website at: www.treasury.gov/auctions/treasury/rp and click on upcoming auctions. If all your questions are not answered on the website, or you do not have internet access, please call the Public Auction Line at (703) 273-7373.

2555 Flat Shoals Road, Unit 1407, Atlanta, Georgia 30349

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. Two-story townhouse with 3 bedrooms, 2.5 baths, kitchen with breakfast area and laundry, living area, patio, and attached 1-car garage. The master bedroom/bath are on the first floor. The home is located in the gated community of Providence Place. Note: The HOA fees are $164.50 a month and there is a one-time initiation fee of $200.

Property Details:
- Living Space: 1,642 ± sq. ft.
- Site Area: 2,790 ± sq. ft.
- 2016 Taxes: $1,218.00 ±
- County: Fulton
- Utilities: Electricity, Gas, Water, Sewer
- Parcel No: 13-0125-LL-372-7
- Zoning: TRCOND/Single Family Residential
- Year Built: 2006

184 Brookview Drive, Riverdale, Georgia 30274

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. Two-story townhouse with 3 bedrooms, 3 baths, kitchen with breakfast area, living room with fireplace, dining room, 2nd floor laundry, patio, and 2-car driveway. The home is located in the community of Brookview Village. Note: The HOA fees are $58.00 a month.

Property Details:
- Living Space: 1,449 ± sq. ft.
- Site Area: 2,580 ± sq. ft.
- 2016 Taxes: $931.00 ±
- County: Clayton
- Utilities: Electricity, Gas, Water, Sewer
- Parcel No: 13171D-A071
- Zoning: RM/Single Family Residential
- Year Built: 2011

ALSO AUCTIONING
OCTOBER 4
1915 GROVE WAY, HAMPTON, GA: 3 bedroom/2.5 bath townhouse
1761 GLEN VIEW WAY, HAMPTON, GA: 3 bedroom/2.5 bath townhouse
TERMS OF SALE FOR ONLINE AUCTION - ATLANTA & RIVERDALE, GA / Sale #18-66-804 & 805

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. No other person, including the Government's employees, is authorized to make any changes to the terms and conditions of sale. The successful bidder must agree to all conditions of sale.

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 prohibited by the regulations of that agency from purchasing property; (c) a convicted felon; or (d) a person or entity that the Government has determined is not eligible to bid on property.

REGISTRATION OF BIDDER: The bidder must register by providing the following information: (1) accurate name and mailing address; (2) valid credit card number and expiration date; and (3) U.S. Treasury account number (if applicable). The registration process is free and requires no fee.

DEPOSIT: A $5,000 per property bid deposit is required to bid. U.S. funds only. Personal checks are not accepted. If the bidder is a foreign buyer, the deposit must be made by wire transfer in U.S. dollars. The deposit must be made within 24 hours of the closing of the auction.

OFFERING OF PROPERTY FOR AUCTION/SUBMISSION OF BIDS: The placement of a successful bid at a U.S. Treasury online auction establishes a legally binding contract between the successful bidder and the Government. The successful bidder is legally bound to pay for property awarded to him/her unless the Government determines that a contract default has occurred. The successful bidder is responsible for obtaining all necessary financing for the purchase of the property.

CONSIDERATION OF BIDS: The bidder is invited, urged, and 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.

PLACING A MAXIMUM BID: Please be aware that all bids placed are maximum bids. The website will enter the next bid increment and enter your bid as a maximum bid. The website will bid on your behalf up to your maximum bid. If the maximum bid is exceeded, the bidder will be notified by email or text (mobile devices) they’ve been outbid. Bidders may increase the bid but not lower it. In the case of a tie bid, precedence is given to the earliest bid.

AUCTIO SD SOFTWARE: All auctions end with a “Soft Close.” A “Soft Close” means if any bid is placed within the last 10 minutes of the close of the auction, the bid will automatically extend the closing time an additional 10 minutes. This feature protects bidders from being outbid without the opportunity to be notified and place another bid before the close of the auction.

AUCTIO SD 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, CWS will provide the high bid to the Government for consideration. If the Government accepts the high bid, the bidder will be notified. NOTE: CWS accepts no responsibility for loss of connectivity, technical difficulties, or any other circumstances beyond our control.

CONS IDERATION OF BIDDS: 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 financing as required. The Government does not provide financing for the purchase of property offered under these Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, as required, prior to bidding on a public offering.

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 successful buyer and seller at its discretion, except closing beyond 30 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. 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 on the website shall be deemed default. The successful bidder will remain with the Government and will result in the forfeiture of any earnest/deposit funds. If the default occurs because of failure 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 ICE, SECRET SERVICE, OR IRS-C: In accordance with 18 USC Section 1963(f) and 26 USC Section 881(f) 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: For additional information, please visit our website at www.treasury.gov/auctions/treasury/wp. If you do not have Internet access, or have further questions, you may call our Public Auction Line at (913) 273-7373 or fax inquiries to (913) 273-1403.