Online Auction Date:
Friday, March 29, 2019
10:00 am - 2:00 pm ET

Inspection Date & Time:
Sunday, March 17 and 24
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 deposit check to arrive no later than the last business 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

19950 Barletta Lane, Unit 1122, Estero, Florida 33928

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. 1,168 ± sq. ft. condo unit with 2 bedrooms, 2 baths, kitchen with breakfast nook, living area, dining area, laundry, and screened-in lanai. The unit is located on the 2nd floor and has water views and 1 assigned covered parking space. It is located in the Condominiums at Barletta in the Bella Terra gated community. Note: New owner must be approved and pay a $100 application fee. Condo dues include cable, grounds keeping, management, and tennis courts. HOA documents can be viewed online. A Special Assessment is pending and will be a minimum of $2,000 per unit.

Property Details:
Living Space: 1,168 ± sq. ft.
County: Lee
Parcel No: 20-46-26-E3-03011.1122
Condo Dues: $606 a quarter
Bella Terra Master Dues: $386 a quarter
Utilities: Electricity, Water, Sewer
Zoning: RPD/Residential Planned Development
Year Built: 2005
2017 Taxes: $2,727.00 ±
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 such 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. Furthermore, 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 at any time in the Government’s sole discretion, without notice. 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 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 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 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 customary 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.

DEFECTS: 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. 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-CI: In accordance with 8 USC Section 1963(f) and 21 USC Section 855(1) the Government, may, in its sole discretion, be permitted to sell a government vehicle or property located within the United States of America, to a private individual or entity, provided the property is sold at a price equal to or greater than the fair market value of the property.

ADDITIONAL INFORMATION: For additional information, please visit our website at www.treasury.gov/auctions/treasury or call our Public Auction Line at (703) 273-7373 or fax inquiries to (571) 921-4153. All terms and conditions contained herein form part of this auction statement, and any changes or modifications thereto, if any, must be in writing and signed by both the bidder and the Government.