SEIZED AND FORFEITED REAL PROPERTY
ONLINE AUCTION

Online Auction Date: 11am - 1pm ET
Wednesday, September 28, 2022

Inspections By Appointment Only:
Tuesday, Sept 20 and Thursday, Sept 22
Must provide proof of funds of $50,000 to schedule an appointment. Email mwheelus@cwsams.com to schedule.
Visitors must follow COVID-19 guidelines.

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 Sept 27
OR email the Bid Form and wire deposit to arrive no later than 5pm ET on Sept 26
Request wiring instructions at realproperty@cwsams.com

Deposit Amount: $50,000
Cashier’s check made payable to CWS Marketing Group OR request wiring instructions at realproperty@cwsams.com

Starting Bid: $150,000

16385 Biscayne Blvd, Unit 703, N. Miami Beach, FL 33160

Property Description: Condo unit located on the 7th floor of The Harbour North building with bay and city views. The 1,119 ± sq. ft. unit has 2 bedrooms, 2 baths, den, kitchen, living and dining area, laundry, private foyer off the elevator, and covered balcony. The unit includes one assigned covered parking space. Condominium amenities include pool, fitness center, and concierge and valet services. Inspection by appointment only. Must provide proof of funds of $50,000 to schedule an appointment. Email mwheelus@cwsams.com to schedule. Visitors must follow COVID-19 guidelines. Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS including any building violations for the building as a whole that may apply (including but not limited to fines and penalties).

Property Details:
Living Space: 1,119 ± sq. ft.
Year Built: 2018
Parcel No: 07-2216-052-0680
The Harbour Condo Fee: $652.99 a month
Harbour North Condo Fee: $284.75 a month
Utilities: Electricity, Water, Sewer
Zoning: MU-SWF/Multi-Family High Density
2021 Miami-Dade County Taxes: $7,608 ±

Subscribe for free email notifications of upcoming auctions at: cwsmarketing.com

CWS Marketing Group Sale #: 22-66-140
If you are the successful bidder and planning to take title in the name of a corporation, agreement is bound thereby. Therefore, bidders are cautioned to carefully read all his/her full and complete understanding of all Terms and Conditions and his/her control. For breach of this warranty, the Government shall have the right to cancel U.S. Department of the Treasury real property that is or has been in their custody or control. The U.S. Department of the Treasury online auction establishes a legally binding contract between the successful bidder and the Government. GENERAL INFORMATION: The placement of a successful bid at a Department of the Treasury online auction establishes a legally binding contract between the successful bidder and the Government. If you are the new bidder, please create an account. Go to “Login” and enter in “Register an Account” (mobile device). Fill out the proper information (must have an approved credit card) and click on “Register.” Credit cards are required during registration to verify your identity only. U.S. Treasury auctions do not accept credit cards as a form of payment for deposits. The credit card will be charged $50.00 for this process. This is an authorized only and the amount is released after verification. Bidders will need to accept the Terms & Conditions in order to establish an account.

An individual’s signature on the electronic bidder form is an acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement is bound thereby. Therefore, bidders are cautioned to carefully read all applicable Terms and Conditions contained in this document and the sales flyer and website before signing the electronic bidder registration form.

If you are the successful bidder and planning to take title in the name of a corporation, business, or LLC, you must provide the appropriate official documentation to show proof of eligibility to take title on behalf of that corporation, business, or LLC.

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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 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 list the property for auction at another date and time. The decision of CWSAMS on this matter shall be final. Bidders acknowledge that, by bidding in any auction held by CWSAMS, Bidder accepts the terms and conditions of this Disclaimer.

Auction end & Bid Approvals: When the auction closes, the page will display either SOLID or ENDED. SOLID 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.

Consideration of Bids: The Government reserves the right to reject any or all bids, and to make 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 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 held sooner, 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 any other property taxes 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 list the property for auction at another date and time. The decision of CWSAMS on this matter shall be final. Bidders acknowledge that, by bidding in any auction held by CWSAMS, Bidder accepts the terms and conditions of this Disclaimer.

Government Died: Clear Title will be transferred via a Government Deed. Liers 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 of the high bidder and the Government may cancel 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 be reflected in the official records. In the event Buyer desires title insurance, it will be at the Buyer’s expense.

Additional Information: For additional information, please visit our website at www.treasury.gov/auctions/treasury. If you don’t have Internet access, or have further questions, you may call our Public Auction Line at (1-800) 273-1703 or fax inquiries to (703) 724-1015.