25697 W. Blue Sky Way, Buckeye, AZ 85326
- 2,601 ± sq. ft. home with attached 2-car garage
- 5 bedrooms, 3 baths, den, covered patio. Located in Sunset Point.
- Tenant in place with rental income of $1,100 a month
- Sale # 19-66-848

21858 W. Sonora Street, Buckeye, AZ 85326
- 2,471 ± sq. ft. home with attached 2-car garage
- 4 bedrooms, 3 baths, loft, covered patio. Located in Sundance.
- Tenant in place with rental income of $1,000 a month
- Sale # 19-66-857

23684 W. Parkway Drive, Buckeye, AZ 85326
- 2,245 ± sq. ft. home with attached 2-car garage
- 4 bedrooms, 2.5 baths, and loft. Located in Sonoran Vista.
- Sale # 19-66-854

25839 W. Hazel Drive, Buckeye, AZ 85326
- 2,160 ± sq. ft. home with attached 2-car garage
- 4 bedrooms, 2.5 baths, and patio. Located in Encantada Estates.
- Sale # 19-66-847

23611 W. Grove Street, Buckeye, AZ 85326
- 2,256 ± sq. ft. home with attached 2-car garage
- 4 bedrooms, 3 baths, and patio. Located in Riata West.
- Sale # 19-66-855

25221 W. Park Avenue, Buckeye, AZ 85326
- 2,078 ± sq. ft. home with attached 2-car garage
- 4 bedrooms, 2.5 baths, and loft. Located in Blue Hills.
- Sale # 19-66-850
GENERAL INFORMATION:
The placement of a successful bid at a U.S. Department of the Treasury auction establishes a legally binding contract between the successful bidder and the Government. The auctioneer’s announcement of the high bid amount and the bidder’s number 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.

CWS, the Contractor, is acting as the agent of the Government with respect to the sale of Government real property at these auctions. The Contractor may videotape the auction and record phone bidding to assist in any future contract resolution actions.

ELIGIBILITY OF BIDDERS:
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 sold hereunder; (c) an agent or immediate mem-
er of the household of the employee in (b), above; (d) a Director or an employee of the Contractor, subcontractor or vendor, or their agent who has access to information concerning the property to be sold at U.S. Department of the Treasury auctions that is not generally available to the public; (e) a person with whom the Contractor or a person acting with the Contractor has an economic interest, unless furnished to and accepted by CWS; or (f) the party, or agent of the party, from whom the property was seized.

The Contractor’s subcontractor may not act as agent for a third party in purchasing U.S. Department of the Treasury real property that is or has been in their custody or control. For breach of this warranty, the Government shall have the right to cancel the contract without liability.

REGISTRATION OF BIDDERS:
Persons wishing to participate in the bidding process of the sale are required to obtain, fill out, and deliver a bidder registration card during the registration process for each sale.

In the event a person is bidding on behalf of another party, an original notarized Power of Attorney must be presented at the time of registration.

CWS, 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.

TERMS OF SALE FOR 6 BUCKEYE, AZ PROPERTIES

CONSIDERATION OF BIDS:
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 absolutely, subject to no reserve. In the event the high bidder fails to complete a contract, the back-up bidder will be required to make a $5,000 per property in the form of a cashier’s/certified check made payable to CWS. A real estate contract will be executed at this time by the high bidder and back-up bidder. The terms of the real estate contract supersede the Terms of Sale.

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 may be submitted in person, by registered mail, or by overnight delivery service if the bidder is unable to attend the auc-
tion. The appropriate deposit per property by cashier’s/certified check only, must accompany your written bid. The cashier’s check deposit must be made payable to: CWS Marketing Group, Inc.

Unsuccessful written bidders’ deposits will be sent to the bidders by certified mail or overnight delivery service within five (5) business days after the sale.

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. Prospective bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to attendance at a public offering.

Failure to obtain financing during the closing process does not relieve the buyer of his/her legal responsibility and obligates the buyer 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, documents, stamps, recording fees, and escrow fees will be paid by the Buyer and Seller in accordance with the cus-
toms 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 conveyed via a Government deed. Liens and other encumbrances will be paid by the Government. Title insur-
ance 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 shall be deemed default of the high bidder and may result in cancellation of the contract and forfeiture of any rights, title, and interest in the property that the Buyer has 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 IRS-ICI, ICE and Secret Service:
In accordance with 18 USC Section 1963(f) and 21 USC Section 853(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:
Visit our website at www.treasury.gov/auctions/treasury/ip. If you do not have Internet access, or have further questions, you may also call our Public Auction Line at (703) 273-7373 or fax to (571) 921-4353.