Auction Date: 
Wednesday, March 28, 2018

Auction Time: 
10:00 am

Registration Time: 
9:30 am

Auction Location: 
Held at the property

Inspection Dates & Times: 
Sunday, March 18 and 25 
1:00 - 4:00 pm

Deposit: 
$25,000 cashier’s check made payable to CWS Marketing Group

Cashier’s checks made payable to bidder’s name CANNOT be accepted

For more details visit our website at: www.treas.gov/auctions/treasury/rp and click on upcoming auctions.

If all your questions are not answered using our website, or you do not have internet access, please call the Public Auction Line at (703) 273-7373.

336 Chelsea Avenue, Davenport, Florida 33837

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. 4,715 ± sq. ft. home with 5 bedrooms, 4.5 baths, kitchen with breakfast area, living room, dining room, family room, office, laundry room, 2nd floor game room and den, covered porch, balcony, and attached 3-car garage. The home is located in the community of Chelsea Woods at Providence.

Property Details:  
Living Space: 4,715 ± sq. ft. 
Site Area: 8,723 ± sq. ft. 
Parcel No: 0132627-704001-000640 
County: Polk 
HOA Dues: $366.00 a quarter 

Utilities: Electricity, Water, Sewer 
Zoning: RL/Residential Single Family, Low Density 
Year Built: 2006 
2016 Taxes: $6,058 ±

ALSO AUCTIONING MARCH 28 at 1PM  
Single Family Home at 6121 Dunnett Court, Orlando, FL 32809  
1,772 SF / 3 Bedrooms & 2 Baths / Enclosed Patio/ Converted Garage

CWS Marketing Group Sale #: 18-66-836
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 www.acquisition.gov/tst. 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 Government reserves the right to review the video and audio tape of the auction for clarification or to re-offer the property in question.

TERMS OF SALE FOR DAVENPORT, FL / Sale #18-66-836

EARNEST MONEY DEPOSIT:
Immediately after the bidding is completed the high bidder and second high bidder (Back-Up Bidder) will be required to make a $25,000 earnest money deposit 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.

The high bidder shall deliver ten percent (10%) of the Purchase Price less the initial money deposit, whichever is greater, to CWS by cashier’s/certified check, payable to CWS Marketing Group, Inc. or by bank wire transfer. Within three business days, should the high bidder fail to deliver the earnest money, Seller shall have all rights and remedies provided in the Terms of Sale, including the right to retain the initial money deposit and any other deposits or payments made by the high bidder as liquidated damages.

The successful bidder’s deposit(s) will be retained as the initial payment for the property. Personal or business checks, bank letters, or letters of credit will not be accepted. Cashier’s checks made payable to the bidder’s name CANNOT be accepted.

BACK-UP BIDDER:
The back-up bidder’s earnest money deposit will be returned by certified mail or overnight delivery service within three (3) business days after receiving total earnest money deposit from the high bidder. In the event earnest money is not received from the high bidder within the time period specified, the back-up bidder will become the high bidder at the Purchase Price stated in the back-up bid contract. The back-up bidder is obligated to transmit earnest money as stated above within three (3) business days of notification. The foregoing liquidated damages provision shall apply to the back-up bidder.

INSPECTION OF PROPERTY:
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. At their own expense, potential bidders may have property inspectors examine the property during regularly scheduled open houses.

ADDITIONAL INFORMATION:
Visit our website at www.treasury.gov/auctions/treasury/rp. 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) 921-4153.