Online Auction Date:
Thursday, May 2, 2019
10:00 am - 2:00 pm ET (9am-1pm CT)

Inspection Date & Time:
Saturday, April 20 & Sunday, April 28
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

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 using our website, please call the Public Auction Line at (703) 273-7373.

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

660 Erica Drive, Granite City, Illinois 62040

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. 1,913 ± sq. ft. home with 3 bedrooms, 2.5 baths, kitchen, living room with fireplace, dining room, laundry, deck, and attached 2-car garage. The home has a 918 ± sq. ft. basement with rec room. The property has an inground swimming pool and fence. It is located on a cul-de-sac in the established community of Emerald Meadows in the St. Louis Metropolitan Area.

Property Details:
Living Space: 1,913 ± sq. ft.
Site Area: 6,764 ± sq. ft.
County: Madison
Parcel No: 17-2-20-15-02-204-017
HOA Dues: $100 a year
Utilities: Electricity, Gas, Water, Sewer
Zoning: Single Family Residential
2017 Taxes: $5,723.40 ±
Year Built: 2005
property during regularly scheduled open houses. In case of a technical problem during any bid in any auction, CWSAMS in its sole discretion may extend the bidding time for the auction in question by a period of time it may consider 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 the auction and/or re-list the property for auction at a later date and time. In the event that a contract is not entered into during the initial bidding period, the back-up bidder will become the high bidder at the Purchase Price specified, the back-up bidder will become the high bidder, and the return of the completed back-up bidder contract. In the event that a contract is not entered into during the initial bidding period and the back-up bidder fails to deliver the money, Insurance is available at Buyer's expense.

The successful bidder’s deposit will be retained as the initial payment for the property. Cashier’s checks payable to the bidder's name CANNOT be accepted. Unsuccessful deposit checks will be returned within 5 business days.

The registrant agrees that, should the registrant be the successful bidder of a property, the following information regarding the transaction shall be published on the U.S. Department of the Treasury auction website: (i) the registered bidder's name; (ii) the property's address; and (iii) the purchase price of the property. The bidder understands and agrees that the property is sold ''as is'' and ''with all faults.'' The Government and its agents make no warranties or guarantees whatsoever as to property condition, title or other items. All information contained on the website and marketing materials was derived from sources believed to be correct, but there is no guarantee. Buyer acknowledges that he/she relied entirely on his/her own information, judgment, and inspection of the property. If a legal misrepresentation is determined before the final closing on the property, the Government reserves the right to cancel the sale and refund any earned/deposit money paid.

The Government reserves the right to reject any or all bids, and to waive any technical defects in bids. Property is sold subject to all terms and conditions noted herein. Property is sold subject to the provisions of the back-up bidder contract. The back-up bidder's deposit will be mailed after the sale closes. Unsuccessful deposit checks will be returned within 5 business days.

The back-up bidder's deposit shall be made after receiving government approval of the high bidder, the total deposit from the high bidder, and the return of the completed back-up bidder contract. In the event of a technical problem during any bid in any auction, CWSAMS in its sole discretion may extend the bidding time for the auction in question by a period of time it may consider necessary to withdraw items from bidding due to technical errors or uncontrollable circumstances. In the event 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 the auction and/or re-list the property for auction at a later date and time. In the event that a contract is not entered into during the initial bidding period, the back-up bidder will become the high bidder at the Purchase Price specified, the back-up bidder will become the high bidder, and the return of the completed back-up bidder contract. In the event that a contract is not entered into during the initial bidding period and the back-up bidder fails to deliver the money, Insurance is available at Buyer's expense.

CWSAMS has