Online Auction NEW DATE!
Friday, February 19, 2021
9:00 am - 12:00 noon ET

Inspections By Appointment Only:
Sunday, February 14
By appointment only. Visit cwsmarketing.com for online scheduling of appointment and full list of COVID-19 requirements. 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 Feb. 18 OR email the Bid Form and wire deposit to arrive no later than 5pm EST on Feb. 16
Request wiring instructions at realproperty@cwsams.com

Deposit Amount: $100,000
Cashier’s check made payable to CWS Marketing Group OR request wiring instructions at realproperty@cwsams.com

Starting Bid: $410,000

Property Details:
Living Space: 2,314 ± sq. ft.
Site Area: 5,250 ± sq. ft.
County: Queens
Parcel No: 4991-20

Utilities: Electricity, Gas, Water, Sewer
Zoning: A1/R2A
2019 Taxes: $12,581.04 ±
Year Built: 2013

For more details visit the Treasury website at: www.treasury.gov/auctions/treasury/rp or call the Public Auction Line at (703) 273-7373.

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

CWS Marketing Group Sale #: 21-66-130
GENERAL INFORMATION:
The placement of a successful bid at a U.S. Department of the Treasury online auction establishes a legally binding con-
tract between the successful bidder and the Government. An e-mail notice sent to the high bidder establishes the contract, which is subject to final acceptance by the Government. This contract is bound by the Terms and Conditions of the auction site, as well as the Federal Regu-
lations. The successful bidder is responsible for the property described in the auction announcement. The successful bidder
must acknowledge receipt of notice and supply information requested to complete the registration process. This is an authorization only and the amount is released after verifica-
tion of the identity of the high bidder. A real property sales contract may be cancelled by the Government for breach of this warranty, the Government shall be liable to the bidder for liquidated damages in an amount equal to the deposit. For breach of this warranty, the Government shall be liable to the bidder for liquidated damages in an amount equal to the deposit.

PROPERTY:
A maximum bid of 10% of the Purchase Price less the initial money deposit, whichever is greater, to CWS by cashier's/certified check, cash, cashier's checks or money orders. If mailing in a deposit, it must be in the form of a cashier's check
made payable to the bidder's name. The high bidder shall deliver ten percent (10%) of the Purchase Price less the initial money deposit, the buyer shall be liable to the Government for liquidated damages in an amount equal to the deposit.

BACK-UP BIDDER:
If the high bidder fails to deliver the 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:
The successful bidder's deposit will be retained as the initial payment for the property. If the high bidder fails to deliver the money, the Government reserves the right to cancel the contract and refund any portion of the deposit. The high bidder must acknowledge receipt of notice and supply information requested to complete the registration process. This is an authorization only and the amount is released after verifica-
tion of the identity of the high bidder. A real property sales contract may be cancelled by the Government for breach of this warranty, the Government shall be liable to the bidder for liquidated damages in an amount equal to the deposit.

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. If the minimum reserve price is not achieved, the Government may rescind the sale and refund any earnest deposit.

FINANCING:
The buyer is responsible for obtaining financing for the purchase of any property offered under these Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements that are offered or not achieved, the Government may rescind the sale and refund any earnest deposit.

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. The sale will be closed before the Buyer is notified and must be provided information as to the property.

GOVERNMENT DEED:
Clear Title will be transferred via a Government Deed. Liens and other encumbrances will be paid by the Government. The Title Insurance
is available at Buyer's expense.