Online Auction Date: 11am-1pm ET Thursday, November 18, 2021

Inspections By Appointment Only:
Saturday, November 6 and 13
Must provide proof of funds of $100,000 to schedule an appointment. Email mlewis@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 Nov 17 OR email the Bid Form and wire deposit to arrive no later than 5pm EDT on Nov 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: $440,000

Property Description: 6,157 ± sq. ft. estate home with 7 bedrooms, 7.5 baths, kitchen with breakfast area, living room, dining room, family room, study, laundry room, 2nd floor loft, and attached 3-car garage. Amenities include a wet bar, fireplace, inground pool, and covered patio with outdoor kitchen. Located in the gated community of Woodbridge Ranches with lake views. Note: Buyer must be approved by the HOA board. 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). Inspection by appointment only. Must provide proof of funds of $100,000 to schedule an appointment. Email mlewis@cwsams.com to schedule. Visitors must follow COVID-19 guidelines.

Property Details:
- Living Space: 6,157 ± sq. ft.
- Site Area: 34,994 ± sq. ft.
- Parcel No: 504022150570
- Year Built: 2014
- Utilities: Electricity, Water, Sewer
- Zoning: A1/Agricultural
- 2020 Broward County Taxes: $37,854 ±
- HOA Fees: $800 quarterly
GENERAL INFORMATION: The placement of a successful bid at a U.S. Department of the Treasury online auction establishes a legally binding contract 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 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.ac quisition.gov. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid.

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 heretofore; (c) an agent or immediate relative of the household of the employee in (b), (d) 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) presently debarred or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 101.6, or (f) the party, or agent of the party, 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: If you are a new bidder, please create an account. Go to "Login" and click on either "Sign up now" (desktop) or "Create 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. Treasury auctions do not accept credit cards as a form of payment for deposits. The credit card will be charged $1.00 for this process. This is an authorization only and the amount is released after verification. Bidders will need to accept the Terms & Conditions in order to establish an account.

DEPOSIT: A $100,000 bid deposit is required to bid. U.S. Funds only. Persons wishing to participate in the bidding process of the sale are required to register online for each specific auction you are interested in. To complete the registration process, download the Bid Deposit Form and mail with the cashier's check deposit or wire the deposit and email the Bid Deposit Form. Once the deposit is received, the bidder will be sent an email notification confirming they are approved to bid. If you are registered with CWS Auctions App, you will also receive an approval text alert on your mobile device.

WIRING DEPOSIT: Request wiring instructions at realproperty@cwsams.com. Deposits made by bank wire must include bidders name in the reference line. Email completed Bid Deposit Form to: realproperty@cwsams.com. The deposit is due no later than 5:00 p.m. ET on November 16, 2021.

MAILING DEPOSIT: If mailing in a deposit, it must be in the form of a cashier's check and made payable to CWS Marketing Group, Inc. The completed Bid Deposit Form and deposit should be mailed to CWS Marketing Group, 7998 E. Mannerly Lane, Donegan Drive, Manassas VA, 20109, attn: E. Connolly. The deposit is due no later than 5:00 p.m. EST on November 17, 2021.

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 mailed out within 5 business days and unsuccessful wires will be sent to the originating bank account within five (5) business days. The registration agreement states that, should the registrant be the successful bidder of a property, then the following information regarding the transaction shall be published on the U.S. Department of the Treasury auction website: (1) the registered bidder's name, (2) the property's address, and (3) the purchase price of the property. Electronic Freedom of Information Act Amendments of 1996 (5 U.S.C. 552) (2000).

BACK-UP BIDDER: The back-up bidder's deposit will be mailed 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 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 money as stated above within three (3) business days of notification. The foregoing stated 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.

LEASE-BASED PAINT: For properties built before 1978, Disclosure of Information on Leased-Based Paint and Leased-Based Paint Hazards and the EPA pamphlet "Protect Your Family From Lead in Your Home" may be obtained by calling 1-800-424-LEAD or visiting http://www.epa.gov/lead. Buyer acknowledges responsibility for all costs associated with the abatement and remediation of any disclosed or potential hazards associated with the property.

ORAL STATEMENTS AND MODIFICATIONS: Changes may be made on the day of the sale to the property status or descriptions on the auction site. These changes take precedence over previous auction site information pertinent to that property, but do not alter in any way the basic Terms and Conditions of sale. Further, no interpretation of any provision of the sales contract, including applicable performance requirements, shall be binding on the Government unless furnished to and agreed upon, in writing, by the Contracting Officer or his/her designee representative.

REAL PROPERTY DESCRIPTIONS: The bidder understands and agrees that the property is offered, purchased, and accepted by the buyer AS IS and WITH ALL FAULTS including any building violations for the building as a whole that may apply (including but not limited to fines and penalties). The Government and its agent makes no warranties or guarantees whatsoever written, oral, or implied, or in any way, condition, or habitability. 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 earnest deposit money paid.

OFFERING OF PROPERTY FOR AUCTION/SUBMISSION OF BIDS: 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 and is subject to final acceptance by the Government. Once the successful high bid is established a final written sales contract will be prepared to include the individual information of the high bidder along with the high bid amount. A contract will be established with the recognized back-up bidder for execution.

At the conclusion of bidding, an e-mail will be sent to the successful high and backup bidder confirming the bid amount. The successful high and backup bidder must acknowledge receipt of notice and supply information requested to validate the bid acceptance within 24 hours of the time the notice was sent. This acknowledgment confirms the price offered by the bidder and is subject to final approval by the Government. A contract document will be sent to the successful high and backup bidder for signature. The contract must be returned to CWS within 24 hours of receipt. At this time the contract will be presented to the Government and is subject to final acceptance. The Government may withdraw the property at any time before the sales contract is accepted. During this process the successful bidder may not withdraw their bid at any time. Unilateral conditions asserted by any bidder will not be accepted.

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, wire transfer or by wire transfer. Successful bids must meet all technical eligibility requirements published by the Government and is subject to final acceptance by the Government. Once the successful high bid is established a final written sales contract will be prepared to include the individual information of the high bidder along with the high bid amount. A contract will be established with the recognized back-up bidder for execution.

The successful bidder's deposit(s) will be retained as the initial payment for the property. The successful high and backup bidder must acknowledge receipt of notice and supply information requested to validate the bid acceptance within 24 hours of the time the notice was sent. This acknowledgment confirms the price offered by the bidder and is subject to final approval by the Government. A contract document will be sent to the successful high and backup bidder for signature. The contract must be returned to CWS within 24 hours of receipt. At this time the contract will be presented to the Government and is subject to final acceptance. The Government may withdraw the property at any time before the sales contract is accepted. During this process the successful bidder may not withdraw their bid at any time. Unilateral conditions asserted by any bidder will not be accepted.

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 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/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 the 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 acceptance the Buyer's offer. Closing may be held sooner, with mutual agreement of Buyer and Seller. The only Seller may be held, at its discretion, exceed closing beyond 45 calendar days. Closing costs include title insurance, real estate taxes, recording fees, escrow fees, and any fees paid by the Buyer and Seller in accordance with the customs 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 transferred via a Government Deed. Liens 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 any terms and conditions is grounds for contract termination. The contract shall be deemed terminated if the high bidder fails to pay for property awarded in accordance with his/her bid, and the bid shall be null and void. In the case of a tied bid, precedence is given to the earliest bid.

TERMS OF SALE FOR ONLINE AUCTION - DAVIE, FL / Sale #22-66-817