SEIZED AND FORFEITED REAL PROPERTY
ONLINE AUCTION

Online Auction Date:
Friday, June 21, 2019
10:30 am - 2:30 pm EDT

Inspection Date & Time:
Drive by during daylight hours

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:
$1,000 cashier’s check per property made payable to CWS Marketing Group. Cashier’s checks made payable to bidder’s name CANNOT be accepted.

0 Jones Road (Lot 3) Knoxville, Tennessee 37918

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. 6 ± Acres of vacant pastoral land off Jones Road (Lot 3, Parcel 040-08603) in Knox County. Note: An aerial view of the lot can be viewed online. For location purposes, the closest property to the parcel has a mailing address of 5123 Jones Road.

Property Details:
Site Area: 6 ± acres
County: Knox
Parcel No: 040-08603
Utilities: Electricity, Gas, Water, and Septic
2016 County Taxes: $365.00 ±
Zoning: A/Agricultural

For more details visit the Treasury website at: www.treasury.gov/auctions/treasury/ 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
TERMS OF SALE FOR ONLINE AUCTION - KNOXVILLE, TN / Sale #19-66-839

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, 41 CFR Customs Duties Part 162 and all other Federal regulations governing 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.

ELIGIBILITY OF BIDERS: 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; (c) in violation of the regulations of that agency purchasing said property; or (d) an agent of the 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.

REGISTRATION: If you are a new bidder, please create an account. Go to “Logon” and click on either “Register” (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. U.S. 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 $1,000 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. Once the deposit is received, the bidder will be sent an email confirmation notifying them that a deposit was received. If you have downloaded the CWS Auctions App, you will also receive an approval text alert on your mobile device.

Deposits 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, 10611 Falls Ford Road, Suite 140, Manassas VA, 20109, attn: E. Connolly. The deposit is due no later than 5:00 p.m. EST on June 20, 2009.

The successful bidder’s deposit will be retained as the initial deposit 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: (a) the registrant’s name; (b) the property’s address; and (c) the purchase price of the property. Electronic Freedom Information Act Amendments of 1996 (18 U.S.C. §22 (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 back-up 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 specified, the back-up bidder will become the high bidder at the Price of the back-up bidder contract. The back-up bidder is obligated to transmit money as stated above within three (3) business days of notification.

The foregoing liquidated damages provision shall apply to the back-up bidder.

INFORMATION 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 the property will be allowed after normal business hours. At their own expense, potential bidders may have property inspectors examine the property during regularly scheduled open houses.

LEAD-BASED PAINT: (for properties built before 1980): Disclosure of Information on Lead-Based Paint and Lead-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. In accordance with 21 USC §853(h), the Government may withdraw the property at any time before the sale is complete. Changes have to be approved in writing by the District Director or the Regional Director at another date and time. The decision of CWSAMS on this matter shall be final. Bidder acknowledges that, by bidding in any auction held by CWSAMS, Bidder accepts the terms and conditions of this Disclaimer

AUCTION END & BID APPROVALS: When the auction closes, the page will display either SOLD or ENDED. SOLD indicates the reserve (if there is a reserve) was met and is established the high bid. Successful bidders will be notified via email of their status as the winning bidder and will be bound by the payment terms as found in the “Offering of Property for Auction and Submission of Bids” paragraph. ENDED indicates the final bid did not meet the reserve (if there is a reserve) was met and is established the high bid. Successful bidders will be notified.

OFFERING OF PROPERTY: A public auction is not an auction where the property is awarded to the highest bidder. The back-up bidder’s deposit will be mailed after the government signs the sales contract accepting the Buyer’s offer. Closing may result in termination of the contract because of buyer’s default and may result in the forfeiture of any earned/deposit funds.

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. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to bidding on a public offering.

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 the terms and conditions specified on the website shall be deemed default of the high bidder and may result in cancellation of the contract and forfeiture of any rights, title, and interest the Buyer may have 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 ICE, SECRET SERVICE, OR IRS-CI: In accordance with 18 USC Section 1963(f) and 21 USC Section 893(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: For additional information, please visit our website at www.treasury.gov/auctions/treasury/rc. If you do not have Internet access, or have further questions, you may call our Public Auction Line at (703) 273-7373 or fax inquiries to (571) 921-4153.