Online Auction Date:
Thursday, July 25, 2019
10:00 am - 2:00 pm ET

Inspection Date & Time:
Sunday, July 14 and 21
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/ 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

102 Joy Court, Yorktown, Virginia 23693

Property Description: 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). 6,520 ± sq. ft. unfinished home designed to have 7 bedrooms, 5 baths, kitchen, morning room, living room, dining room, family room, office, 2nd floor bonus room and loft, 1st and 2nd floor laundry, covered patio, and attached 3-car garage. The unfinished home is located on a 1 ± acre lot in the Taylor Farms subdivision.

Property Details:
Living Space: 6,520 ± sq. ft.
Site Area: 1.0 ± Acre
County: York
Parcel No: 030-22-1-36
Utilities: Electricity, Gas, Water, Sewer
Zoning: R2/Single Family Residential
2018 Taxes: $4,624.41 ±
Year Built: Unfinished Home
TERMS OF SALE FOR ONLINE AUCTION - YORKTOWN, VA / Sale #19-66-136

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, 10 CFR Customs Duties Part 162 and all other Federal regulations governing the purchase of that agency from a buyer who purchased property sold heretofore; (c) an agent or immediate member of the household of the employee in (b), above; (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) persons previously delinquent or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 104.65; and (f) the party, or agent of the party(s), from whom the property was seized.

The Contractor’s subcontractor may not act as a third party in purchasing property. U.S. Department of the Treasury real property that is or has been used in its custody or control for the purpose of controlling the inspection of the property. The property will be available for inspection at the times specified by the Contractor. Absolutely no access to the property during regularly scheduled open houses.

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; (c) a person or entity that purchased property from a buyer who purchased property sold heretofore; (d) an agent or immediate member of the household of the employee in (b), above; (e) a 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; (f) persons previously delinquent or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 104.65; and (g) the party, or agent of the party(s), from whom the property was seized.

The Contractor’s subcontractor may not act as a third party in purchasing property. U.S. Department of the Treasury real property that is or has been used in its custody or control for the purpose of controlling the inspection of the property. The property will be available for inspection at the times specified by the Contractor. Absolutely no access to the property during regularly scheduled open houses.

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. 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.

OFFERING OF PROPERTY FOR AUCTION/SUBMISSION OF BIDS: 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 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 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, the high bidder shall fail 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.

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.

CLOSING: Closing will be held within 30 calendar days of the date the Government signs the contract accepting the Buyer’s offer. Closing may be held by another entity, with mutual agreement of Buyer and Seller. Only the Seller may, at its discretion, exceed closing beyond 30 calendar days. Closing costs including, without limitation, transfer taxes, documentary stamps, recording fees, and escrow fees will be 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 the time frames specified on the website shall be deemed default of the high bidder and result in cancellation of the contract and forfeiture of 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.

Changes may be made on the U.S. Department of the Treasury auction website: (1) the registration process; (2) the Bid Deposit Form and mail with the cashier’s check deposit. Once the deposit is received, the bidder will be sent an email notification confirming they are approved to bid. If you have downloaded the CWS Auctions App, you will also receive an approval text alert on your mobile device.

Placing a Maximum Bid: Please be aware that all bids placed are maximum bids. The website will enter the next bid increment and enter your bid as a maximum bid. The website will bid on your behalf up to your maximum bid amount by the preset bid increment. For example: The current bid is $1000 and the bidder enters a maximum bid of $5000 with a bid increment of $100. The system will bid one increment ($1000) until the bidder’s “Maximum Bid” is exceeded. If the maximum bid is exceeded, the bidder will be notified by email or text (mobile devices) they’ve been outbid. Bidders may increase the bid but not lower it. In the case of a tie bid, precedence is given to the earliest bid.

Auction Soft Close: All auctions end with a “Soft Close.” A “Soft Close” means if any bid is placed within the last 3 minutes of the close of the auction, the bid will automatically extend the closing time an additional 3 minutes. This feature protects bidders from being outbid without the opportunity to be notified and place another bid before the close of the auction.

Additional Information: For additional information, please visit our website at www.treasury.gov/auctions/treasury.html. If you do not have Internet access, or have further questions, you may call our Public Auction Lin at (301) 273-7747 or fax inquiries to (301) 921-4153.