Online Auction Date: Thursday, August 26, 2021
9:00 am - 12:00 pm PT (12-3pm ET)

Inspections By Appointment Only: Sunday, August 15 and 22

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 Aug 25 OR email the Bid Form and wire deposit to arrive no later than 5pm ET on Aug 24
   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

2230 Lake View Avenue, A & B, Los Angeles, CA 90039

Property Description: Vacant residential duplex with shared driveway. Each 3-level unit has 4 bedrooms, kitchen, living room, dining area, covered balcony, patio, and attached 2-car garage with laundry room. Unit A has 3 full baths/one half bath and Unit B has 3 full baths. The property is located in the Silver Lake neighborhood of Los Angeles. Inspection is by appointment only. Please visit cwsmarketing.com for online scheduling of appointment and full list of COVID-19 requirements and precautions. 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).

Property Details:
- Living Space: 4,064 ± sq. ft.
- Site Area: 11,160 ± sq. ft.
- Parcel No: 5440-019-033
- Year Built: 1991
- Utilities: Electricity, Gas, Water, Sewer
- Zoning: R-2/Two Family Dwelling
- 2020 County Taxes: $9,354.12 ±

For more details visit the Treasury website at: www.treasury.gov/auctions/treasury/rp or call the Public Auction Line at (703) 273-7373.
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.acquisition.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 hereunder; (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) 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(s), from 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. U.S. Treasury auctions do not accept credit cards as a form of payment for deposits. The credit card will be charged $5.00 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 $50,000 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 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 Bid Deposit Form and Bid Deposit Confirmation will be emailed to CWS Marketing Group, Inc. via Donegan Drive, Manassas VA, 20109, attn: E. Connolly. The deposit is due no later than 5:00 p.m. ET on August 24, 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 Bid Deposit Confirmation must be mailed to: CWS Marketing Group, Inc. via Donegan Drive, Manassas VA, 20109, attn: E. Connolly. The deposit is due no later than 5:00 p.m. EST on August 25, 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 returned within 3-5 business days. The registrant agrees that, should the registrant be the successful bidder of a properties with a bid amount over $100,000, they will be required to provide a copy of the signed Bid Deposit Form to the CWSAMS on or before the time of auction.

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 returned 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 contract. The back-up bidder is obligated to transmit money as stated above within three (3) business days of notification. The foreclosing 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.

LEAD-BASED PAINT: (for properties built before 1978) 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. 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 designated 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 ALIENS 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 make no warranties or guarantees whatsoever written, oral, or implied as to quality, condition, or habitability. All information contained on the website 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 acceptance by the Government. If 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. 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 returned within 3-5 business days.

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.

Closure: 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 Seller may, at its discretion, exceed closing beyond 45 calendar days. Closing costs include, but are not limited to, title insurance, title tax, recording fees, transfer taxes, documentary stamps, and any other closing costs. The Government reserves the right to cancel the sale and refund any earnest deposit money paid.

DEFaultS: Failure to make required deposit or final payments and/or comply with all other terms and conditions of the sales contract is cause for cancellation of contract. The Government may with its discretion, exceed closing beyond 45 calendar days. Closing costs include, but are not limited to, title insurance, title tax, recording fees, transfer taxes, documentary stamps, and any other closing costs. The Government reserves the right to cancel the sale and refund any earnest deposit money paid.

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 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.

GoverNment Deep: 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 all other terms and conditions of the sales contract is cause for cancellation of contract. The Government may with its discretion, exceed closing beyond 45 calendar days. Closing costs include, but are not limited to, title insurance, title tax, recording fees, transfer taxes, documentary stamps, and any other closing costs. The Government reserves the right to cancel the sale and refund any earnest deposit money paid.

Property offered for sale by IRS-Cl, HSI, or Secret Service: In accordance with 18 USC Section 1963(f) and 21 USC Section 853(h), the U.S. Department of Justice, 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 http://www.acquisition.gov or call our Public Auction Line at (703) 797-3737 or fax inquiries to (703) 791-4253.