Auction Date: Wednesday, November 6, 2019
Auction Time: 10:00 am
Registration Time: 9:30 am
Auction Location: Greater Ft. Lauderdale/ Broward County Convention Center, 1950 Eisenhower Blvd, Ft. Lauderdale, FL

Inspection Dates & Times:
Bay & Tatum Waterway: Sunday, October 27 and November 3, 1-4 pm
108th St: Appointment only Monday, October 28 and November 4, 12-3pm. Email mlewis@cwsams.com to schedule.

Deposit: $5,000 cashier’s check per property.
Payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

For more details visit our website at: www.treasury.gov/auctions/treasury/rp 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

6941 Bay Drive, Unit B2, Miami, Florida 33141

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).
719 ± sq. ft. condo unit with 1 bedroom, 1 bath, kitchen, dining, and living area. Located in the Normandy Palms Condominiums along Indian Creek waterway. Note: HOA has Right-of-first-Refusal to the sale. Buyer has to be approved.

Property Details:
Living Space: 719 ± sq. ft.
HOA Dues: $325.03 a month
Flood Zone AE: Map 12086C0307L
Utilities: Electricity, Water, Sewer
Zoning: RM-1/Multi-Family
Parcel No: 02-3210-047-0090
County: Miami-Dade
2018 Taxes: $2,392.00 ±
Year Built: 1946

1251 NE 108th Street, Unit 501, Miami, Florida 33161

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).
1,180 ± sq. ft. condo unit with 3 bedrooms, 2 baths, kitchen, dining and living area, and balcony. Located in the Harbour Pointe of Miami Condominiums with 1 assigned parking space. Note: Buyer has to be approved by HOA. Buyer is required to purchase new windows/doors. A special assessment beginning Jan. 2020 for building beautification and painting will be the responsibility of the buyer. More information posted online.

Property Details:
Living Space: 1,180 ± sq. ft.
HOA Dues: $462 a month
Flood Zone AE: Map 12086C0143L
Utilities: Electricity, Water, Sewer
Zoning: RU-4M/Modified Apt House
Parcel No: 30-2232-082-0050
County: Miami-Dade
2018 Taxes: $1,997.00 ±
Year Built: 1969

8040 Tatum Waterway Drive, Unit 4, Miami, Florida 33141

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).
603 ± sq. ft. condo unit with 1 bedroom, 1 bath, kitchen, dining, and living area. Located in the Creek Club Condominiums along a waterway. Note: Buyer has to be approved by the HOA.

Property Details:
Living Space: 603 ± sq. ft.
HOA Dues: $279.56 a month
Flood Zone AE: Map 12086C0326L
Utilities: Electricity, Water, Sewer
Zoning: RM-1/Multi-Family
Parcel No: 02-3202-016-0040
County: Miami-Dade
2018 Taxes: $1,880.00 ±
Year Built: 1963
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 buyer as a final high bid is not 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 C.F.R. 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 10.5-6; or (f) the party, or agent of the party, (of whom 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 $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 $5,000 per property 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 to attend. 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 notification confirming they are approved to bid. If you have downloaded the CWS Auctions App, you will also receive an approval test 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 Marketing Group, 7988 Donner Drive, Manassas VA, 20109, attn. E. Connolly. The deposit is due no later than 5:00 p.m. EST on November 5, 2019.

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 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: (1) the registrant's bidder 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 bid; the total deposit from the high bidder, 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 liquidated 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 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.

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, should the high bidder 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.

The successful bidder's deposit(s) will be retained as the initial payment for the property. Personal or business checks, bank letters, or letters of credit will not be accepted. Cashier's checks made payable to the bidder's name CANNOT be accepted. Unsuccessful deposit checks will be returned within 5 business days.

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