Auction Date:
Tuesday, November 18, 2014

Auction Time:
11:00 am

Registration Time:
10:00 am

Auction Location:
All 3 held at 325 15th Street

Inspection Dates & Times:
Saturday, November 8 & 15
1:00 - 4:00pm

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

Property Descriptions:
3 condo units will be auctioned on November 18 at 325 15th Street. Each three-level condo unit is 1,220 ± sq. ft. The lowest level includes a 1-car garage, utility room, and laundry. The second floor has an entry, kitchen, living room with wood stove, dining area, and wood deck. The third floor has 2 bedrooms and 1 bath. All 3 condo units are located in the Millsite community with mountain views. Georgetown, CO is located along I-70 approx 40 miles from Denver. Note: HOA documents can be viewed online.

325 15th Street, Georgetown, Colorado 80444

Property Details:
Living Space: 1,220 ± sq. ft. Utilities: Electricity, Gas, Water, Sewer
Zoning: RVP/Residential Parcel No: 1959-084-19-017
Year Built: 1973 2013 Taxes: $623.96 ±
HOA Fee: $178 a month County: Clear Creek

1450 Marion Street, Georgetown, Colorado 80444

Property Details:
Living Space: 1,220 ± sq. ft. Utilities: Electricity, Gas, Water, Sewer
Year Built: 1973 2013 Taxes: $623.96 ±
HOA Fee: $178 a month County: Clear Creek

Special Condition: The condo is presently occupied but will be vacant prior to the auction.

1475 Main Street, Georgetown, Colorado 80444

Property Details:
Living Space: 1,220 ± sq. ft. Utilities: Electricity, Gas, Water, Sewer
Year Built: 1973 2013 Taxes: $623.96 ±
HOA Fee: $178 a month County: Clear Creek

For more details visit our website at: www.treas.gov/auctions/treasury/rp and click on upcoming auctions.
If all your questions are not answered using our website, or you do not have internet access, please call the Public Auction Line at (703) 273-7373.

Auctioning
November 19
10:00 AM

4045 Wadsworth Blvd, Unit 112, Wheat Ridge, CO 80033
740 ± sq ft office unit on the main floor of a commercial building with parking. Condo unit has offices, break room, and storage. Sale # 15-66-825.
**TERMS OF SALE FOR GEORGETOWN, CO / Sale #15-66-814/815/816**

**GENERAL INFORMATION:** 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. The auctioneer’s announcement of the high bid amount and the bidder’s number 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 real property, which may be found at http://www.acquisition.gov/far/. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid.

CWS, the Contractor, is acting as the agent of the Government with respect to the sale of Government real property at these auctions. The Contractor may videotape the auction and record phone bidding to assist in any future contract resolution actions.

**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 mem-

**REGISTRATION OF BIDDERS:** Persons wishing to participate in the bidding process of the sale are required to obtain, fill out, and deliver a bidder registration card during the registration process for each sale.

In the event a bidder is bidding on behalf of another party, an original notarized Power of Attorney must be presented at the time of registration. Power of Attorney must include the buying party’s social security number.

An individual’s signature on the bidder registration card is an acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound there-

**REAL PROPERTY DESCRIPTIONS:** Changes may be made on the day of the sale to the property sta-

**PROPERTY OFFERED FOR SALE BY IRS-CI, ICE and Secret Service:** In accordance with 18 USC Section 166(f) and 21 USC Section 853(b) 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:** Visit our website at www.treasury.gov/auctions/treasury/ftp. If you do not have Internet access, or have further questions, you may also call our Public Auction Line at (703) 273-7373 or fax to (571) 921-4153. In the event of a dispute as to final bid amount, the Government reserves the right to review the video and audio tape of the auc-

$5,000 per property in the form of a cashier’s/certified check made payable to CWS. A real estate check made payable to the contractor’s name CANNOT be accepted.

BACK-UP BIDDER:

The back-up bidder’s earnest money deposit will be returned by certified mail or overnight delivery service within three (3) business days after receiving total earnest money deposit from the high bid-

**DEFAULTS:**

Failure to make required deposit or final payments and/or comply with the time frames specified in the sales flyer/brochure 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 payment, the buyer shall be liable to the Government for liquidated damages in the amount of that deposit.

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In the event of a dispute as to final bid amount, the Government reserves the right to review the video and audio tape of the auction for clarification or to re-offer the property in question.

**WRITTEN BIDS:** Written bids may be submitted in person, by registered mail, or by overnight delivery service if the bidder is unable to attend the auc-

**OFFERING OF PROPERTY FOR AUCTION AND SUBMISSION OF BIDS:** Once the Government accepts a bid, a final written sales contract will be prepared to include the individual information of the high bidder along with the accepted bid amount. A contract may also be conditionally established with the recognized back-up bidder for execution if the high bidder defaults for any reason or is reject-

**CONSIDERATION OF BIDS:** The Government reserves the right to reject any or all bids, and to waive any technical defects in bids. **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 attendance at 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 buyer’s default and may result in the forfeiture of any earnest/Deposit funds.

**CLOSING:** Closing will be held within 30 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. 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 cus-

**GOVERNMENT DEED:** Clear title will be conveyed via a Government deed. Liens and other encumbrances will be paid by the Government. Title insur-

**DEFUNCTS:** Failure to make required deposit or final payments and/or comply with the time frames specified in the sales flyer/brochure 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 payment, the buyer shall be liable to the Government for liquidated damages in the amount of that deposit.

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Written bids for the property must be received no later than November 17, 2014 at the following address: CWS, U.S. Department of the Treasury, Seized Real Property Support, CWS, 10611 Balls Ford Road, Suite 140, Manassas VA, 20109, Attn: Real Property Sales.

Unsuccessful written bidders’ deposits will be sent to the bidders by certified mail or overnight delivery service within five (5) busi-

**BIDS:**

The back-up bidder is obligated to transmit earnest money as stated above within three (3) business days of notification by the Government. In the event of a dispute as to final bid amount, the Government reserves the right to review the video and audio tape of the auction for clarification or to re-offer the property in question.

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