SEIZED AND FORFEITED REAL PROPERTY
AUCTION

Auction Date: Monday, July 31, 2017
Auction Time: 12:00 noon
Registration Time: 11:30 am
Auction Location: Held at the property

Inspection Dates & Times:
Sunday, July 23 and 30
1:00-4:00 pm

Deposit:
$50,000 cashier’s check made payable to CWS Marketing Group

For more details visit our website at:
www.treas.gov/auctions/treasury/rp
and click on upcoming auctions.

14614 Montevideo Drive, Whittier, California 90605

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. 2,475 ± sq. ft. home with 3 bedrooms, 3 baths, kitchen, living room, dining room, fireplace, french doors, and attached 3-car garage. The property has an inground pool and spa, brick covered patio and decking, and a fence. It is located on a corner lot in the established neighborhood of Friendly Hills.

Property Details:
Living Space: 2,475 ± sq. ft.  Utilities: Electricity, Gas, Water, Sewer
Site Area: 21,789 ± sq. ft.  Zoning: R-E/Residential Estates
County: Los Angeles  2016/17 County Taxes: $10,363.30 ±
Year Built: 1951  Parcel No: 8148-006-002

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.

CWS Marketing Group  Sale #: 17-66-625
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 property, which may be found at http://www.acq.osd.mil/dib/regs/pdfs/19CFR162.pdf. 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 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 a contract by any Federal agency, in accordance with 10 U.S.C 1014; 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 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 person is bidding on behalf of another party, an original notarized Power of Attorney must be presented at the time of registration. At their own expense, potential bidders may have property inspectors examine the property during regularly scheduled open houses.

REAL PROPERTY DESCRIPTIONS:
The bidder understands and agrees that the property is offered, purchased, and accepted by the buyer “AS IS” and “WITH ALL FAULTS.” The Government and its agent make no warranties or guarantees whatsoever whether written, oral, or implied as to quality, condition, or habitability.

All information contained in the sales flyer was derived from the Government real property sales contract may be cancelled by 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 service in accordance with the Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to attendance at a public offering.

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.

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 terms 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 conveyed 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 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 deposit, the buyer shall be liable to the Government for liquidated damages in the amount of that deposit.

PROPERTY OFFERED FOR SALE BY IRS-CL, ICE AND SECRET SERVICE:
In accordance with 18 USC Section 1054(b) and 21 USC Section 871(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/treasuryrp. If you do not have Internet access, or have further questions, you may also call our Public Auction Line at (703) 727-3737 or fax to (571) 522-4531.