Online Auction Date:
Thursday, October 31, 2019
11:00 am - 3:00 pm ET (9am-1pm MT)

Inspection Date & Time:
Saturday, October 26 and Sunday, October 27, 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/rp and click on upcoming auctions. If all your questions are not answered using our website, please call the Public Auction Line at (703) 273-7737.

Subscribe for free email notifications of upcoming auctions at: cwsmarketing.com

11745 Orleans Road, Fountain, Colorado 80817

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). 2,064 ± sq. ft. modular home with 3 bedrooms, 3 baths, kitchen, living room, dining room, family room, 2 fireplaces, and detached 2-car garage. The property is located on 5.74 ± acres with a barn and wood fence. Fountain is located 10 miles south of downtown Colorado Springs and east of Fort Carson.

Property Details:
Living Space: 2,064 ± sq. ft.
Site Area: 5.74 ± acres
County: El Paso
Parcel No: 5617001004
Utilities: Electricity, Propane, Well, Septic
Zoning: A-5 CAD-O/Agricultural
2018 Taxes: $631.43 ±
Year Built: 1993
TERMS OF SALE FOR ONLINE AUCTION - FOUNTAIN, CO / Sale #20-66-114

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, & CFR Customs Duties Part 162 and all other Federal regulatory requirements applicable to the purchase of that 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; or (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) knowingly and/or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 10.45-6; or (f) the party, or agent of the party(s), from whom the property was seized.

The Contractor’s subcontractor may not act as an agent for a third party in purchasing property for the purchase of Government property, which is legally bound to pay for property awarded in accordance with his/her bid.

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). 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 authorized amount and the amount is released after verification. Bidders will need to accept the Terms & Conditions in order to establish an account.

DEPOSIT: A $5,000.00 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 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 text 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, 7998 Donner Drive, Manassas VA, 20110, attn: E. Connolly (new mailing address as of July 1, 2019). The deposit due date is no later than 5:00 p.m. EST on October 30, 2019.

The successful bidder's deposit will be retained as the initial payment for the property. Cashier 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: (a) the registered bidder’s name; (b) the property’s address; (c) the purchase price of the property; and (d) the name of the property.[19x45] Simply put, the term “Lead-Based Paint” refers to property during regularly scheduled open houses.

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. The bidder, who placed the bid accepted by the Government, is legally bound to pay for property awarded to him/her in accordance with the successful bid. Payment of the full purchase price must be made within the time specified on the auction site.

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 price. Example: The current bid is $1000 and the bidder enters a maximum bid of $5000 with a bid increment of $1000. The system will bid in 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软Code: All auctions end with a “Soft Close.” A “Soft Close” means if any bid is placed within the last 15 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.

TECHNICAL PROBLEMS AND TRANSMISSION ISSUES: CWSAMS has made every reasonable effort to facilitate online bidding. However, it is possible that technical problems and transmission issues may arise and affect the CWSAMS website, bidding system and/or computer server or your computer connection. The Government and its agent make no warranties or guarantees whatsoever concerning the functioning of that computer system or the bidding process beyond the control of CWSAMS. By bidding online, Bidder acknowledges that CWSAMS is not responsible for technical problems or transmission issues associated with a bid and that, in the event technical problems interfere with or prevent a bid, it may be necessary to withdraw items from bidding due to technical errors or uncontrollable circumstances. Further, in the event of the occurrence of a technical problem during any bid in any auction, CWSAMS will have the right to reset the reserve price to the next available offer in that auction.

PROPERTY OFFERED FOR SALE BY INQUIRY, SECRET SERVICE, OR IRS-CI: In accordance with 18 USC Section 1963(f) and 21 USC Section 853(h) 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: For additional information, please visit our website at www.treasury.gov/auctions/treasury/pp. If you do not have Internet access, or have further questions, you may call our Public Auction Line at (703) 271-7373 or fax inquiries to (703) 271-9415.