**Auction Date:**
Thursday, February 19, 2015

**Auction Time:**
12:00 noon

**Registration Time:**
11:00 am

**Auction Location:**
Held at the property site

**Inspection Dates & Times:**
Saturday, February 7 and Sunday, February 15, 1:00 - 4:00pm

**Deposit:**
$10,000 cashier’s check made payable to CWS Marketing Group

Cashier’s checks made payable to bidder’s name CANNOT be accepted

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**16900 Paula Road, Madera, California 93636**

**Property Description:**
2 Level home on a 2.25 ± acre lot. The home has 6 bedrooms, 6 baths, kitchen with breakfast nook, living room, dining room, family room, office, utility room, and attached 2-car garage. The property includes a covered patio, balcony, dual fireplace in the living and family room, and fireplace in the master bedroom. The home is located in the community of Bonadelle Ranchos. Madera is approx 24 miles from Fresno, CA.

**Property Details:**
- Living Space: 4,715 ± sq. ft.
- Site Area: 2.25 ± acres
- 2013/14 Taxes: $6,335.10 ±
- Year Built: 2009
- Utilities: Electricity, Propane, Well, Septic
- Zoning: RRS-2/Residential Single Family/2 Acre Minimum
- Parcel No: 051-282-013
- County: Madera

**Special Condition:** The home has extensive interior damage and deferred maintenance.

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CWS Marketing Group  Sale #: 15-66-145   Auctioneer #: AU2056   Broker #: BK3004497
TERMS OF SALE FOR MADERA, CA / Sale #15-66-145

GENERAL INFORMATION:
TLC, you must present a photo ID and evidence of earnest money deposit in the form of cashier’s check made payable to CWS. A real estate contract will be executed at this time by the high bidder and back-up bidder. The terms of the real estate contract supersede the Terms of Sale. The high bidder will 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 earnest 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.

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 a complete, cleared, and payable deposit. The back-up bidder is obligated to transmit their bid contract. The back-up bidder is obligated to transmit earnest money as stated above within three (3) business days of notification. The government will not return any deposits prior to the closing date of the sale.

INFORMATION:
Each registered bidder will be issued a bidder number upon completion of the registration process for each sale.

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 60-4.5; or (f) the party, or agent of the party(s), from whom the property was seized.

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.

FAILING TO PAY:
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 auction. The appropriate deposit per property by cashier’s/certified check only, must accompany your written bid. The cashier’s check deposit must be made payable to: CWS Marketing Group, Inc.

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.

FINANCING:
The buyer is responsible for obtaining or his/ her own financing arrangements as required. The Government does not provide financing for purchase of any property offered under the Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to attendance at a public offering.

FAILURE TO PAY:
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 customs 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 be sold to the defendant or person(s) acting as his/her agent. The real property sales contract may be canceled by the Government in compliance with the above statutes or policy.

PROPERTY OFFERED FOR SALE BY IRS-CI, ICE AND SECRET SERVICE:
In accordance with 18 USC Section 1961(j) 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 canceled by the Government in compliance with the above statutes or policy.

ADDITIONAL INFORMATION:
Visit our website at www.treasury.gov/auctions/treasury/rep. If you do not have Internet access, or have further questions, you may also call our Public Auction Line at (703) 273-7272 or fax to (571) 921-4155.