15558 Portenza Drive, Fontana, California 92336

Property Description:
3,664 ± sq. ft. Two level home with 5 bedrooms, 4 baths, kitchen with center island and breakfast area, living room, dining room, family room with fireplace, 2nd floor bonus room and laundry, patio, fence, and attached 2-car garage. The home is located in the gated community of Citrus Heights North. Fontana is located in San Bernardino County approx 50 miles outside of Los Angeles.

Property Details:
Utilities: Electricity, Gas, Water, Sewer
Zoning: SP-21/Specific Plan 21 - Citrus Height North
2014/15 Taxes: $8,552.34 ±
Parcel No: 1107-321-14-0-000
Year Built: 2007
County: San Bernardino
HOA Fee: $198.25 ± a month

Gate Access Code Info: From a cell phone text 15558Portenza to 72727
(this service will only be available during open house and auction times)
TERMS OF SALE FOR FONTANA, CA / Sale #16-66-711

GENERAL INFORMATION: TLC, you may place 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.acquisition.gov/Contract. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid. 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 membe

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. Power of Attorney must include the party’s social security number. If you are planning to bid in the name of a corporation, business, or LLC, you must have the appropriate official documentation to show proof of eligibility to bid on behalf of that corporation, business, or LLC.

PROPERTY OFFERED FOR SALE BY IRS-CI, ICE AND SECRET TREASURY AGENCY: Written bids for the property must be received no later than February 11, 2016 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) business days after the sale.

CONSIDERATION OF BIDS: The Government reserves the right to reject any or all bids, and to waive any technical defects in bids. Property is sold with a minimum bid of $50,000 earnest money deposit. 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 accepts 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, escrow fees, and all other costs, 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.

DEFUALTS: 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. A real property sales contract may be cancelled by the Government for liquidated damages in the amount of that deposit.

PROPERTY OFFERED FOR SALE BY IRS-CI, ICE AND SECRET TREASURY AGENCY: In accordance with 18 USC Section 1963(j) 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: Visit our website at www.treasury.gov/auctions/treasury.asp or call our Public Auction Line at (703) 273-7373 or fax to (571) 921-4153.