652 Porto Cristo Avenue, St Augustine, FL 32092

SINGLE FAMILY HOME 2,925 ± sq. ft. 2-story home with 5 bedrooms, 3 baths, kitchen with breakfast area, living room, dining room, family room, laundry, covered porch, and attached 3-car garage. The home is located in the established subdivision of Sevilla in the World Commerce Center.

Utilities: Electricity, Water, Sewer
Zoning: PUD/Planned Unit Dev
2012 County Taxes: $3,465.06 ±
Parcel No: 028332-0910
Living Space: 2,925 ± sq. ft.
Total Site Area: 7,405 ± sq. ft.
Year Built: 2007
County: St. Johns
HOA Fee: $500 ± a year

DIRECTIONS TO PROPERTY:
From the St Augustine area take I-95 N to exit 323 for International Golf Pkwy. Keep left at the fork, follow signs for World Golf Village. Turn Left onto 9 Mile Rd/International Golf Pkwy. Turn Left onto World Commerce Center. Take the 2nd Right onto Casa Sevilla Avenue. Take the 1st Left onto Porto Cristo Avenue. Take the 1st Left to stay on Porto Cristo Avenue. Home will be on the left.
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 announce-ment 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 reg-ulations governing contracts for the purchase of Government proper-ty, which may be found at http://www.amer.gov/far/. The success-ful 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 proper-ty sold hereunder; (c) an agent or immediate member of the house-hold 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 101-45.6; or (f) the party, or agent of the party, with 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 Contractor may refuse to assist in any future contract resolution actions.

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 dur-ing the registration process for each sale.

In the event a person is bidding on behalf of another party, an original or certified copy of Power of Attorney is required. Power of Attorney must include the buying party’s social security number. A real estate contract will be executed with his/her bidder number and any use by another person is presumed to be with the consent of and contractually binding on the registered bidder. 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 thereby. Therefore, bidders are cautioned to carefully read all applicable Terms and Conditions contained in this document and the sales flyer/brochure before signing the bidder registration card. Bidders must present a photo ID and evidence of earnest money deposit in the amount of $5,000 in the form of cashier’s or certified check made payable to CWS Marketing Group, Inc as a prerequisite of registration. Personal or business checks, money orders, cash, bank letters, or letters of credit WILL NOT be accepted. Cashier’s checks made payable to the bidder’s name CANNOT be accepted.

Each registered bidder will be issued a bidder number upon comple-tion of the registration process. Each bidder is solely responsible for the use of his/her bidder number and any use by another person is presumed to be with the consent of and contractually binding on the registered bidder.

ÉARNEST MONEY DEPOSIT: Immediately after the bidding is completed the high bidder and second high bidder (Back-Up Bidder) will be required to make a $5,000 earnest money deposit in the form of a cashier’s/certified 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.

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 condi-tionally established with the recognized back-up bidder for execution if the high bidder defaults for any reason or is rejected by the Government.

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 bidder.

INSPECTION OF PROPERTY: The bidder is invited, urged, and cautioned to inspect the property prior to submitting a bid. Failure to inspect property shall not constitute cause for cancellation of sale. Property will be available for inspection at the times specified by the Contractor. Absolutely no access to property is allowed without prior Contractor authorization.

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.

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 con-ditionally established with the recognized back-up bidder for execution if the high bidder defaults for any reason or is rejected 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.

WRITTEN BIDS: Written bids may be submitted in person, by registered mail, or by overnight delivery service if the buyer is unable to attend the auc-tion. The acceptable deposit per property by cashiers’s/certified check only, must accompany your written bid. The cashier’s check deposit must be made payable to: CWS Marketing Group, Inc.

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 reserve price unless the property is, in explicit terms, offered without a minimum reserve price. If the minimum reserve price is not achieved, the Government may withdraw the property at any time before the sales contract is executed.

FINANCING: The buyer is responsible for obtaining his/her own financing arrangements as required. The Government does not provide financ-ing 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.

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PROPERTY OFFERED FOR SALE BY IRS-CI, ICE and Secret Service: 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 com-pliance with the above statutes or policy.

ADDITIONAL INFORMATION: Visit our website at www.bacs.gov/auctions/treasury.rp. 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.

TERMS OF SALE FOR ST AUGUSTINE, FL / Sale #14-66-164