SEIZED AND FORFEITED REAL PROPERTY
ONLINE AUCTION

Online Auction Date:
Thursday, August 20, 2020
10:00 am - 1:00 pm PT (1-4pm ET)

Inspections By Appointment Only:
Sunday, Aug. 9 and Saturday, Aug. 15
By appointment only. Visit cwsmarketing.com for online scheduling of appointment and full list of COVID-19 requirements. Visitors must follow COVID-19 guidelines.

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: $25,000 cashier’s check made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

CWS Marketing Group  Sale #: 20-66-163

Property Description: 4,192 ± sq. ft. home with 5 bedrooms, 4.5 baths, kitchen, dining room, living room, family room, fireplace, 2nd floor laundry, loft, and attached 3-car garage. The fenced property is on a corner lot with a covered porch and patio. Murrieta is located near Lake Elsinore and Temecula, CA. Inspection is by appointment only. Visit cwsmarketing.com for online scheduling of appointment and the full list of COVID-19 requirements and precautions. 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).

Property Details:
Living Space: 4,192 ± sq. ft. Utilities: Electricity, Gas, Water, Sewer
Site Area: 9,148 ± sq. ft. Zoning: RS/Single Family Residential
Year Built: 2014 County: Riverside
Parcel No: 480-701-009 2019 County Taxes: $9,706.24 ±
HOA Dues: $35 a month

Subscribe for free email notifications of upcoming auctions at: cwsmarketing.com
The successful bidder’s deposit will be retained as the initial payment for the property. Cashier’s 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: (1) the registrant’s bidder’s name, (2) the property’s address, and (3) the purchase price of the property. Electronic Freedom of Information Act Amendments of 1996 (5 U.S.C. §552 (2000).

**BACK-UP BIDDER:** The back-up bidder’s deposit will be mailed after receiving government approval of the high bidder, the total deposit from the high bidder, and the return of the completed back-up bidder contract. In the event money is not received from the high bidder within the time period specified, the back-up bidder will become the high bidder at the Purchase Price stated in the back-up bid contract. The back-up bidder is obligated to transmit money as stated above within three (3) business days of notification. The foregoing liquidated damages provision shall apply to the back-up 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. At their own expense, potential bidders may have property inspectors examine the property during regularly scheduled open houses.

**LEAD-BASED PAINT:** (for properties built before 1978). Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards and the EPA pamphlet “Protect Your Family From Lead in Your Home” may be obtained by calling 1-800-424-LEAD or visiting http://www.epa.gov/lead. Buyer acknowledges responsibility for all costs associated with the abatement and remediation of any disclosed or potential hazards associated with the property.

**LEGAL TERMS OF SALE:** The successful bidder’s deposit(s) will be retained as the initial payment for the high bidder as liquidated damages. The successful bidder’s deposit(s) will be retained as the initial payment for the high bidder as liquidated damages.

**OFFERING OF PROPERTY FOR AUCTION/SUBMISSION OF BIDS:** The placement of a successful bid at a Department of the Treasury online auction establishes a legally binding contract between the successful bidder and the Government and is subject to final acceptance by the Government. Once the successful high bid is established a final written sales contract will be pre pared to contain the individual information of the high bidder along with the high bid amount. A contract will be established with the recognized back-up bidder for execution.

At the conclusion of bidding, an e-mail will be sent to the successful high and backup bidder confirming the bid amount. The successful high and backup bid der(s) will be required to sign a Bid Deposit Form and deposit a minimum reserve price. If the minimum reserve price is not achieved, the Government reserves the right to cancel the sale and refund any earnest/deposit money paid.

**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. Buyers are strongly recommended to investigate and secure financing arrangements, if required, prior to bidding on a public offering.

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.

**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.

**GOVERNMENT DEED:** The bidder understands and agrees that the Government prohibits by the regulations of that agency from purchasing property that is or has been in the public; (e) presently debarred or declared ineligible for the award of contracts; (f) a party, or agent of the party(s), from whom the property was seized.

**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 owner of any property on which the Bidder is bidding; (d) an agent, subcontractor, sub-vendor, or a person 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 1014.6, or (f) the party, or agent of the party(s), from whom the property was seized.

The Contractor’s subcontractor may not act as a 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:** 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 device). Fill out the proper information (must have an approved creditor card) and click on “Register.” Credit cards are required during registration to verify your identity (CI). U.S. Treasury auctions do not accept credit cards as a form of payment for deposits. The credit card will be charged $5.00 for this process. This is an authorization only and the amount is released after verification.

Bidders will need to accept the Terms & Conditions in order to establish an account.

**DEPOSIT:** A $25,000 deposit bid is required to bid on 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 in. 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 Apps, you will also receive an approval text alert on your mobile device.

**TERMS OF SALE FOR ONLINE AUCTION - MURRIETA, CA / Sale #20-66-163**

The bidder understands and agrees that the property is offered, purchased, and accepted by the buyer AS IS and WITH ALL FAULTS including any building violations for the building as a whole that may apply (including but not limited to fines and penalties). 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 on the website and marketing was derived from sources believed to be correct, but there is no guarantee Buyer acknowledges that he/she relied entirely on his/her own information, judgment, and inspection of the property. If a legal misrepresentation is determined before the final closing on the property, the Government reserves the right to cancel the sale and refund any earnest/deposit money paid.

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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 45 calendar days of the date the Government signs the sales contract accepting the Buyer’s offer. Closing may be completed with a mutual agreement of Buyer and Seller. Only the Seller may, at its discretion, exceed closing beyond 45 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 transferred 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 on the website 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, HSI, OR SECRET SERVICE:** In accordance with 18 USC Section 986(f) and 21 USC Section 856(h) of the Comprehensive Crime Control Act of 1984 and Department of the Treasury Regulations, 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/ipp. If you do not have Internet access, or have further questions, you may call our Public Auction Line at (703) 273-7733 or fax inquiries to (571) 934-1853.