Auction Date: Thursday, July 5, 2018

Auction Time: 12:00 noon

Registration Time: 11:30 am

Auction Location: Held at the property

UPDATED INFORMATION!
Inspection Dates & Times:
Sunday, June 24 and Saturday, June 30, 10:00 am - 1:00 pm

Deposit:
$10,000 cashier’s check made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

8802 N. Riviera Drive, Oro Valley, Arizona 85704

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS.
4,698 ± sq. ft. 1-level unfinished home designed to have 4 bedrooms, 3.5 baths, kitchen with butler’s pantry, living room with fireplace, dining room, family room with fireplace, office, den, laundry room, and attached 3-car garage with workshop and half bath. The property includes a covered patio, fence, and inground pool and spa (incomplete). The home is located in Shadow Mountain Estates with mountain views.

Property Details:
Living Space: 4,698 ± sq. ft.
Site Area: 39,639 ± sq. ft.
County: Pima
Parcel No: 225120190

Utilities: Electricity, Water, Sewer
Zoning: R1-36/Single Family Residential min. size 36,000 sf
2017 Taxes: $12,933.97 ±
Year Built: 2014 (unfinished new construction)
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; (c) an agent or immediate member of the household of the employee in (b), above; (d) the Government prohibited by the regulations of that agency from purchasing U.S. Department of the Treasury real property that is publicly; (e) presently debarred or declared ineligible for the purchase of Government property; (f) an employee of any department or agency of the Federal Government; (g) a member of the household of the employee in (b), above; (h) a partner of a corporation, business, or LLC, if you are planning to bid in the name of a corporation, business, or LLC.

The Government shall have the right to cancel the contract without liability.

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 the final earnest money deposit from the high bidder in the event earnest 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 earnest money as stated above within three (3) business days of notification. The foreclosed 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 provide any basis for the return of earnest money. The Government prohibits the use of their bidder number and any use by another person is strictly prohibited. At their own expense, potential bidders may have property 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.

REAL PROPERTY DESCRIPTIONS:

The bidder understands and agrees that the property is offered, purchased, and accepted by the bidder “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.

PROPERTY OFFERED FOR AUCTION AND SUBMISSION OF BIDS:

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 conditionally 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 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.

Written bids for the property must be received no later than July 3, 2018 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 bidder 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 that will be paid by the Buyer and Seller in accordance with the customs of the county in which the property is located. The Buyer desires title insurance, it will be at the Buyer’s expense.

GIVING 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 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-CI, ICE and Secret Service:

In accordance with 18 USC Section 1961(f) and 21 USC Section 852(h) of the Comprehensive Crime Control Act of 1984 and the Department of the Treasury, 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/1p. If you do not have Internet access, or have further questions, you may also call our Public Auction Line at (703) 273-7273 or fax to (571) 921-4531.