**1149 W. 2320 South, St. George, Utah 84770**

**Property Description:**
1 Level home with 4 bedrooms, 3.5 baths, living room with fireplace, dining room, kitchen, laundry, den, covered porch, and attached 3-car garage. It is located in the established neighborhood of Tonaquint Terrace.

**Property Details:**
- Living Space: 2,893 ± sq. ft.
- Site Area: 10,019 ± sq. ft.
- Year Built: 2006
- Utilities: Electricity, Gas, Water, Sewer
- Zoning: R-1-10/Residential
- Parcel No: SG-TTER-1-19
- County: Washington
- 2014 Taxes: $2,057 ±

**Deposit:**
$10,000 per home and $5,000 for the lot

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

**1200 W. 2320 South (Lot 16), St. George, Utah 84770**

**Property Description:**
0.25 ± acre residential lot in the established neighborhood of Tonaquint Terrace. The lot (lot 16) sits at the corner of W. 2320 S. and S. 1200 W. and has residential and mountain views.

**Property Details:**
- Site Area: 0.25 ± acre
- Zoning: R-1-10/Residential
- Utilities: Electricity, Gas, Water, Sewer
- Parcel No: SG-TTER-1-16
- 2014 Taxes: $677.90 ±

**Deposit:**
$10,000 per home and $5,000 for the lot

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

For more details visit our website at: www.treas.gov/auctions/treasury/rp and click on upcoming auctions.

If all your questions are not answered using our website, or you do not have internet access, please call the Public Auction Line at (703) 273-7373.

**1424 W. Summer Poppy Drive, St. George, Utah 84790**

**Property Description:**
1 Level home with 2 bedrooms, 2 baths, living room, dining room, kitchen, laundry, patio, and attached 2-car garage. It is located in the established neighborhood of Sun River. **Note:** Buyer will be responsible for $250 reinvestment fee to HOA.

**Property Details:**
- Living Space: 1,317 ± sq. ft.
- Site Area: 3,485 ± sq. ft.
- Year Built: 2005
- Utilities: Electricity, Gas, Water, Sewer
- Zoning: PD-R/Planned Development
- Parcel No: SG-SUR-12-878
- HOA Fee: $125/month

For more details visit our website at: www.treas.gov/auctions/treasury/rp and click on upcoming auctions.

If all your questions are not answered using our website, or you do not have internet access, please call the Public Auction Line at (703) 273-7373.

CWS Marketing Group  Sale #: 15-66-936/937/961     Broker #: BK3004497
**TERMS OF SALE FOR ST. GEORGE UTAH / 15-66-936, 937 & 961**

**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 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. The successful 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 property sold hereunder; (c) an agent or immediate mem-
ber of the household of the employee in (a), 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(s), from 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 Government has the right to cancel the contract without liability.

**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 buyer 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.

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 there-
by. 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 $10,000/$5,000 each in the form of a cashier’s or certified check 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 shall deliver ten percent (10%) of the Purchase Price in 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, cashier’s 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 total earnest money deposit from the high bidder. In the event the earnest money is not received from the high bidder, 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 foregoing liquidated damages provision shall apply to the back-up bidder.

**INSPECTION OF PROPERTY:**
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 auc-
tion for clarification or to re-offer the property in question.

**CONSIDERATION OF BIDS:**
The Contractor reserves the right to reject any and all bids, and to waive any technical defects in bids. Property is sold with a mini-
 mum reserve price unless the property is, in explicit terms, offered for sale without reserve. If no bid is received, if reserve is not achieved, the Government may withdraw the property at any time after the sales contract is executed.

**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 auctions, nor are they able to make loans. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to attendance at 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.

**CLOSEING:**
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 cus-
toms of the county in which the property is located. The 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 insur-
ance 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 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 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 compliance with the above statutes or policy.

**ADDITIONAL INFORMATION:**
Visit our website at www.treasury.gov/auctions/treasury/fp. If you do not have Internet access, or have further questions, you may also call our Public Auction Line at (703) 235-7137 or fax to (571) 921-4351.