**Auction Date:**
Tuesday, September 30, 2014

**Auction Time:**
10:00 am

**Registration Time:**
9:00 am

**Auction Location:**
Held at the property site

**Inspection Dates & Times:**
Monday, September 22 and Friday, September 26 from 1:00 - 4:00pm

**Deposit:**
$25,000 cashier’s check made payable to CWS Marketing Group

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

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**710 Tenacity Drive, Unit 101, Longmont, Colorado 80504**

**Property Description:**
Main level commercial condo unit with a lobby, offices, kitchen area, restrooms, and private courtyard. The modern office building offers 9-12 foot ceilings, floor-to-ceiling windows, green space, shared parking, and shared basement. It is located in an urban development known as Prospect New Town on the southside of Longmont. The area includes retail, office, and residential condos.

**Property Details:**
- Rentable Building Area: 3,275 ± sq. ft.
- Usable Area: 2,966 ± sq. ft.
- Parcel No: R0515579
- Year Built: 2006
- Utilities: All public utilities available
- Zoning: PUD-MU/Commercial Condominium
- 2013 Taxes: $10,861.84 ±
- 2 COA Fees: $620 a month & $250 per quarter

**Special Conditions:**
The property will be sold with all existing furnishings included. Owner pays a pro-rated portion of the water and electric for the common areas of the building. Condo documents can be viewed online.

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For more details visit our website at: [www.treasury.gov/auctions/treasury/rp](http://www.treasury.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.
GENERAL INFORMATION:
TLC, you are bidding on a proposed auction sale of property on the government's website: http://www.acquisition.gov/tau. The successful bidder will be required to pay the government a 10% earnest money deposit on the property. The government reserves the right to reject any or all bids, and to re-advertise the property for sale. The successful bidder must agree to pay for property awarded in accordance with terms and conditions. The government reserves the right to reject any or all bids, and to re-advertise the property for sale.

TERMS OF SALE FOR LONGMONT, CO / Sale #14-66-952

In accordance with 18 USC Section 1963(f) and 21 USC Section 853(b) 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 for failure to achieve the final bid amount. A real property sales contract may be cancelled by the government for failure to achieve the final bid amount.

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 bidder's certified check only, must accompany your written bid. The casher's check deposit must be made payable to: CWS Marketing Group, Inc.

Written bids for the property must be received no later than September 29, 2014 at the following address: CWS, U.S. Department of the Treasury, Seized Real Property Support, CWS, 10601 Falls Ford Road, Suite 140, Manassas VA, 20109, Attn: Real Property Sales. No cashiers checks will be accepted. Cashier's checks made payable to the bidder's name CAN NOT 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 of receiving earnest money deposit from the high bidder. 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.

INFORMATION:
For further information, you may also call our Public Auction Line at (703) 273-7373 or fax to (571) 921-4153. 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.