Online Auction Date:
Friday, October 7, 2022
11:00 am - 1:00 pm CT (12-2pm ET)

Inspections By Appointment Only:
Saturday-Sunday, October 1 and 2
By appointment only. Visit cwsmarketing.com for online scheduling of appointment.

2-Step Registration:
1. Visit auctions.cwsmarketing.com and click the red “register to bid” box next to the photo of the property.
   NOTE: New users will need to create an account with CWS.

2. Mail Bid Deposit Form (found online) with deposit check to arrive no later than Oct 6 OR submit the Bid Form and wire deposit to arrive no later than 5pm ET on Oct 5.
   Request wiring instructions at realproperty@cwsams.com

Deposit Amount: $50,000
Cashier’s check made payable to CWS Marketing Group OR request wiring instructions at realproperty@cwsams.com

Starting Bid: $200,000

For more details visit the Treasury website at: www.treasury.gov/auctions/treasury/rp and click on upcoming auctions or call the Public Auction Line at (703) 273-7373.

Subscribe for free email notifications of upcoming auctions at: cwsmarketing.com

CWS Marketing Group  Sale #: 23-66-700 / Auctioneer AU #1759 / Firm License CWS AB-291

3548 Tolmas Drive, Metairie, Louisiana 70002

Property Description: 4,456 ± sq. ft. home with 5 bedrooms, 5 baths, kitchen with breakfast area, living room with gas fireplace, dining room, den with wet bar, 2 laundry rooms, rec room with wet bar, 2 covered balconies, and attached 2-car carport. The fenced property has an inground pool and covered patio. Inspection is by appointment only. Please visit cwsmarketing.com for online scheduling of appointment. 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: 4,456 ± sq. ft.
Site Area: 8,965 ± sq. ft.
Year Built: 1998
Parish: Jefferson
FEMA Flood Zone: AE
Utilities: Electricity, Gas, Water, Sewer
Zoning: R1A/Single Family Residential
Parcel No: 0-82-0000507
2021 County Taxes: $7,359.59 ±
CREDENTIALS: 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.

ELIGIBILITY OF BIDDER: 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 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 destitute or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 101.456; or (f) the party, or agent of the party, from whom the property was seized.

The Contractor's subcontractor may not act as agent for a third party in purchasing U.S. Treasury property. 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 visit 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.

ORAL STATEMENTS AND MODIFICATIONS: Changes may be made on the day of the sale to the property status or descriptions on the auction site. These changes take precedence over previous auction site information pertinent to that property, but do not alter in any way the basic Terms and Conditions of sale. Further, no interpretation of any provision of the sales contract, including applicable performance requirements, shall be binding on the Government unless furnished to and agreed upon, in writing, by the Contracting Officer or his/her designated representative.

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 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 habitation. All information contained on the website and marketed 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 misrepresented 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.

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 prepared to include 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, a written email will be sent to the successful high and backup bidder confirming the bid amount. The successful high and backup bidder must acknowledge receipt of notice and supply information required to validate the bid acceptance within 24 hours of the time the notice was sent. This acknowledgement confirms the price offered by the bidder and is subject to final acceptance by the Government. A contract document will be sent to the successful high and backup bidder for signature. The contract must be returned to CWS within 24 hours of receipt. At this time the successful high bidder will be informed that the property has been sold to the high bidder. The Government may withdraw the property at any time before the sales contract is accepted. During the process the successful bidder may not withdraw their bid at any time. Unilateral conditions asserted by any bidder will not be accepted.

CONSIDERATION OF BIDS: The Government reserves the right to reject any and all bids, and to make 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 any time before the sales contract is executed.

FINANCING: The buyer is responsible for obtaining his or her own financing arrangement as required. The Government does not provide financing 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 bidding on a public offering.

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 held sooner, with mutual agreement of Buyer and Seller. Only the Seller may, at its discretion, extend closing beyond 45 calendar days. Closing costs including, without limitation, transfer taxes, recording charges, title insurance costs, and other costs shall 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.

REAL ESTATE DESCRIPTIONS: The property offered for sale by IRS-CI, HSI, or Secret Service: The Government reserves the right to reject any and all bids, and to make 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 any time before the sales contract is executed.