

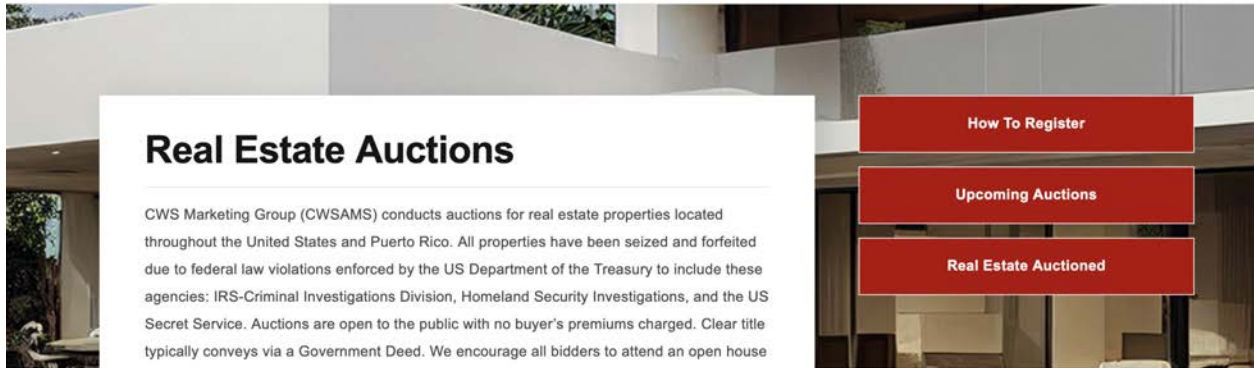
CWS Marketing Group

HOW TO GUIDE



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Real Estate Auctions

CWS Marketing Group (CWSAMS) conducts auctions for real estate properties located throughout the United States and Puerto Rico. All properties have been seized and forfeited due to federal law violations enforced by the US Department of the Treasury to include these agencies: IRS-Criminal Investigations Division, Homeland Security Investigations, and the US Secret Service. Auctions are open to the public with no buyer's premiums charged. Clear title typically conveys via a Government Deed. We encourage all bidders to attend an open house to conduct their own due diligence as the properties are sold as-is, where is. [Subscribe](#) today to be notified of upcoming Real Estate auctions.

[How To Register](#)

[Upcoming Auctions](#)

[Real Estate Auctioned](#)

CREATE AN ACCOUNT

REGISTRATION STEPS

DEPOSIT REQUIREMENTS

SCHEDULE AN INSPECTION

ONLINE BIDDING STEPS

AFTER THE AUCTION



CREATE AN ACCOUNT

Our new website and auction platform launched November 1, 2024. Please note that if you had an account on the old system, you will need to create a new account: <https://bid.cwsmarketing.com/signup>

- Create a user name and password
- Fill in your personal information (fields with * are required)
- Upload a Government issued photo ID (JPG, JPEG, or PNG) **Please note the max file size is 2MB**
- Confirm, agree to the Terms of Sale, and click on the "sign up" button at the bottom

Please Note:

- Credit Card information is NOT REQUIRED for real estate auctions
- You must register as a person, not a company. There is a separate field to add the company name.
- The system requires you spell out the state (for example: Virginia instead of VA)

SIGNUP

User information	Billing information
<input type="text" value="Username *"/>	<input type="text" value="Contact Type *"/>
<input type="text" value="Password *"/>	<input type="text" value="First name *"/>
<input type="text" value="Confirm password *"/>	<input type="text" value="Last name *"/>
<input type="text" value="Email *"/>	<input type="text" value="Company"/>
<input type="text" value="First name *"/>	<input type="text" value="Phone #"/>
<input type="text" value="Last name *"/>	<input type="text" value="+1 (Canada / USA)"/>
<input type="text" value="Phone #"/>	<input type="text" value="Fax"/>
<input type="text" value="+1 (Canada / USA)"/>	<input type="text" value="+1 (Canada / USA)"/>
<input type="text" value="Phone Type *"/>	<input type="text" value="Country *"/>
<input type="text" value="Identification Type"/>	<input type="text" value="Address *"/>

Identification Type

Please submit a copy of your Government-issued Photo ID (i.e. driver's license, passport...)

Submit a Copy of Your Government-Issued Photo-ID (i.e. driver's license, passport - format Jpg, Jpeg, Png) *CA Reseller Certificate

Click on the Green icon in the box below and upload a File From your Computer



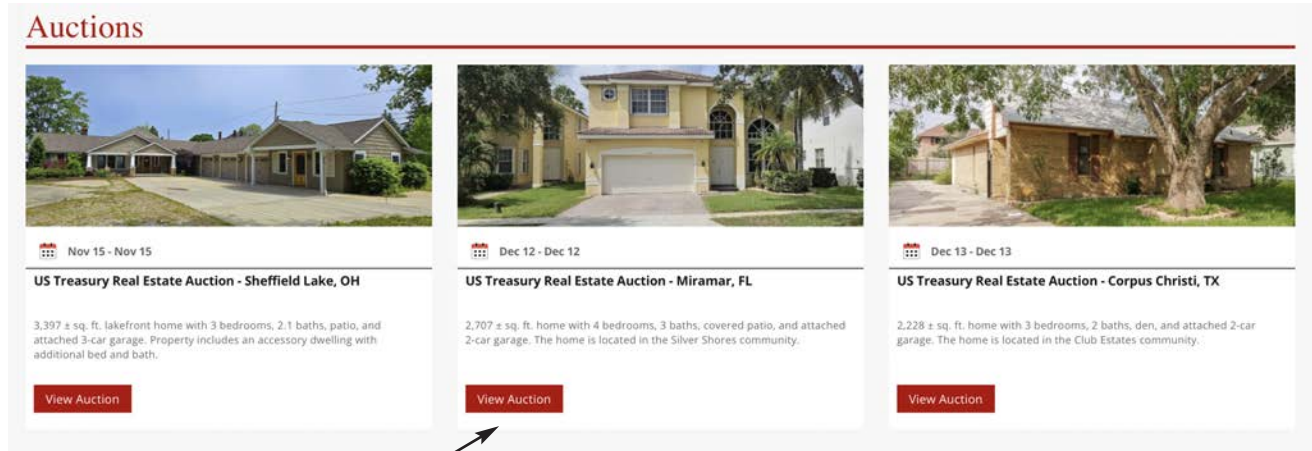
Add file

Click on the green icon to upload a **Government issued photo ID** such as a driver's license or passport. **Files can be in JPG, JPEG, or PNG format and no larger than 2MB.** This step is a requirement to register.

Once you have completed creating an account it will be reviewed and you will receive a confirmation email. **Please note that new accounts are reviewed during regular business hours only and may take up to 24 hours.** The email you provide in your account will be used for all notices from CWS, so please ensure the accuracy of the email address.

STEPS TO REGISTER FOR A REAL ESTATE AUCTION

You can view the upcoming real estate auctions here: <https://realestate.cwsmarketing.com>

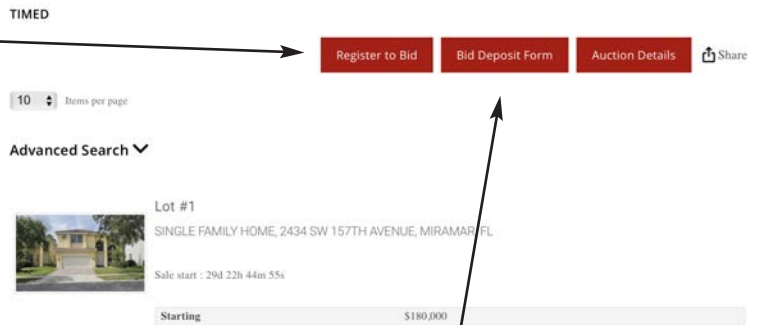


1 Click on the red **VIEW AUCTION** button for the specific property you are interested in.

US Treasury Real Estate Auction - Miramar, FL

2,707 ± sq. ft. home with 4 bedrooms, 3 baths, covered patio, and attached 2-car garage. The home is located in the Silver Shores community.

2 Click on the red **REGISTER TO BID** button for the specific property. Once complete, you will receive a confirmation email. **Please note that you will remain pending for the auction until we receive your required deposit.**





U.S. Department of the Treasury Seized Real Property Support
BID DEPOSIT FORM for ONLINE AUCTION

Deposit, by cashier's check only, must accompany your registration form and be made payable to CWMS Marketing Group, Inc.
Please send to: CWMS Marketing Group, 7998 Donegan Drive, Manassas, Virginia 20109, ATTN: E. Connelly
NOTE: This form and your cashier's check must be received in our office no later than the last business day before the auction.

ADDRESS OF PROPERTY YOU ARE BIDDING ON*	DATE OF AUCTION*
<input type="text"/>	<input type="text"/>
NAME*	BUSINESS/FIRM (if representing a business/firm)
First Name <input type="text"/>	Last Name <input type="text"/>
MAILING ADDRESS (must be physical street address)*	
Address Line 1 <input type="text"/>	
Address Line 2 <input type="text"/>	
City <input type="text"/>	State/Province <input type="text"/>
ZIP/Postal <input type="text"/>	
Country <input type="text"/>	
CELL OR HOME PHONE NUMBER*	WORK PHONE NUMBER
<input type="text"/>	<input type="text"/>
CASHIER'S CHECK NUMBER	AMOUNT OF CASHIER'S CHECK
<input type="text"/>	<input type="text"/>
TAX ID OR LAST 4 DIGITS OF SOCIAL SECURITY #*	DATE OF BIRTH
<input type="text"/>	MM/YY <input type="text"/>

The high bidder and back-up bidder are required to submit their full social security number and date of birth at the conclusion of the auction.

3 Click on the red **BID DEPOSIT FORM** button and complete the online form (fields with * are required). Sign electronically and hit the SUBMIT FORM button at the bottom. The completed form will automatically be sent to us and be sent to your email address.

Bidders must register and complete the Bid Deposit Form, along with providing the required deposit, for each auction they plan to participate in.

DEPOSIT REQUIREMENT

All real estate auctions require a deposit in the form of a cashier's check. The check must be mailed to our Virginia office to arrive no later than 5pm the day before the auction and be made payable to: **CWS Marketing Group**.

Please print your completed Bid Deposit Form and mail along with your cashier's check to:
CWS Marketing Group, Attn: E. Connolly, 7998 Donegan Drive, Manassas VA 20109

The cashier's check may be mailed by a carrier service of your choice. Please ensure that you allow enough time for delivery prior to the deposit deadline. **Please do not request "signature required" as this may delay delivery and processing of your deposit for approval.** Forms of payment that are NOT accepted are personal/business checks, money orders, cash, credit cards, bank letters, or letters of credit.

US Treasury Real Estate Auction - Miramar, FL

2,707 ± sq. ft. home with 4 bedrooms, 3 baths, covered patio, and attached 2-car garage. The home is located in the Silver Shores community.

TIMED

[Register to Bid](#) [Bid Deposit Form](#) [Auction Details](#) [Share](#)

10 Items per page

Advanced Search

Lot #1
SINGLE FAMILY HOME, 2434 SW 157TH AVENUE, MIRAMAR, FL
Sale start : 29d 22h 44m 55s

Starting \$180,000

Click on the address of the property next to the photo to open up the page with the bid deposit information.

Lot 1 Single Family Home, 2434 SW 157th Avenue, Miramar, FL



Starting: \$180,000
Sale start: 29d 18h 34m 44s

[Login to bid](#)

[Questions?](#) [Auction Details](#) [Share](#)

Description
Single Family Home 2,707 ± sq. ft. 2-level home with 4 bedrooms, 3 baths, kitchen with breakfast area, living room, dining room, family room, laundry, 2nd floor loft, covered patio, and attached 2-car garage. Located in the Silver Shores community. **Note:** Homeowners must reside in the property for 2 years before renting. Short-term rentals are not allowed. HOA documents can be viewed online. Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS including any building violations for the property as a whole that may apply (including but not limited to fines and penalties). Clear Title will be transferred via a Government Deed.



Address
2434 SW 157th Avenue, Miramar, Florida 33027

Additional Information

Auction Date
Thursday, December 12, 2024
11:00 am - 1:00 pm ET

Inspection
Tuesday, December 3 and Friday, December 6, 1-4pm by appointment only
[Book Your Appointment for Dec 3](#)
[Book Your Appointment for Dec 6](#)

Bid Deposit
Submit the [Bid Deposit Form](#) and mail in your deposit of \$25,000 in the form of a cashier's check payable to CWS Marketing Group. Deposit is due by December 11, 2024 at 5PM ET.

Property Details
Living Space: 2,707 ± sq. ft.
Site Area: 5,690 ± sq. ft.
Year Built: 2002
Parcel No: 5140-21-09-7290
Utilities: Electricity, Water, Sewer
Floor Plan: [View Floor Plan](#)
Zoning: RS6/Residential Single Family
2023 Broward County Taxes: \$5,982 ±
HOA Dues: \$220 a month
HOA Doc: [View Declaration of Covenants, Restrictions and Easements](#)
Starting Bid: \$180,000
Bid Increment: \$500
Sale #: 25-66-118
Auction Flyer: [View Flyer](#)

The amount of the cashier's check deposit can be found here and will vary per property. Your registration will remain PENDING until we receive your deposit.

Note: For properties with a deposit of \$50,000 or more or properties located outside of the continental US, we will also provide a wire transfer option.

SCHEDULE AN INSPECTION

Most of our properties offer specific inspection dates and times. As properties are sold “as-is, where is” we highly recommend that bidders view the property prior to bidding.

US Treasury Real Estate Auction - Miramar, FL

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SINGLE FAMILY HOME, 2434 SW 157TH AVENUE, MIRAMAR, FL
Sale start : 29d 23h 44m 55s

Starting \$180,000

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Lot 1 Single Family Home, 2434 SW 157th Avenue, Miramar, FL



Starting:
\$180,000
Sale start: 29d 18h 34m 44s

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[Auction Details](#)

[Share](#)

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Bid Deposit

Submit the [Bid Deposit Form](#) and mail in your deposit of \$25,000 in the form of a cashier's check payable to CWS Marketing Group. Deposit is due by December 11, 2024 at 5PM ET.


Click on the **appointment date in red** that you would like to view the property and fill in your name, email, and phone number. Select a 1-hour time slot and hit submit.

ONLINE BIDDING STEPS

Bids cannot be placed prior to the scheduled date and time of the auction. You will need to log into the cwsmarketing.com website with your user name and password to participate in the online bidding.


Bids can be placed in either screen below. It will indicate the current bid, how many bids have been placed, the next possible bid based on the bidding increment (asking bid) and the time left in the auction.

Lot #1
LAKEFRONT HOME, 3875 EAST LAKE ROAD, SHEFFIELD LAKE, OH



Time left: 1h 56m 47s

Current bid	\$260,500
Asking bid	\$261,000
Bidding history	Bidding history(10 bids)



Lakefront Home, 3875 East Lake Road, Sheffield Lake, OH



Additional Information

Current bid: (4 bids)
Asking: \$226,000
\$225,500
Time left: 1h 57m 32s

MY MAX BID

\$

(Enter \$226,000 or more)

Place max bid!

[Add to watchlist](#) [Questions?](#) [Auction Details](#) [Share](#)

Description

Lakefront Home 3,397 ± sq. ft. 1-level lakefront home with 3 bedrooms, 2.1 baths, kitchen, dining room, living room with fireplace, office, laundry, patio, and attached 3-car garage. Attached to the garage is an accessory dwelling/in-law suite with 1 bedroom, 1 bath, kitchen, living room, and covered entry. The fenced property is located on Lake Erie. Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS including any building violations for the property as a whole that may apply (including but not limited to fines and penalties). Clear Title will be transferred via a Government Deed.

Address

3875 East Lake Road, Sheffield Lake, Ohio 44054

PLACING A BID: All bids placed are considered maximum bids. The website will enter the next bid increment and enter your bid as a maximum bid. The website will bid on your behalf up to your set maximum bid by the preset bid increment.

Example: The current bid is \$1,000 and the bidder enters a maximum bid of \$5,000 with a bid increment of \$500. The system will bid one increment (\$1,500) until the bidder's "maximum bid" is exceeded.

EXCEPTION: If the bidder enters a bid equal or above the reserve amount, then the system observes the reserve amount as the next increment.

If the maximum bid is exceeded, the bidder will be notified. Bids can be continually increased during the 2-hour auction by the bidder. Bidders may increase their bid but not lower it. In the case of a tie bid, precedence is given to the earliest bid.

ONLINE BIDDING (continued)

TIED BIDS: In the case of a tie bid, precedence is given to the earliest bid. If there are two bids placed at the same amount, the earliest bid will be the "winning bid" and the "losing" bid will receive an OUTBID message on screen at one increment below the tied bid.

OUTBID NOTICE: If a bidder is logged into the bidding page they will receive an OUTBID message on the screen.

SOFT CLOSE: If a lot receives a bid within the last 1 minute, it will remain open for an additional 1 minute.

If any further bidding occurs, the extension timer will reset to 1 minute. If no further bidding activity occurs, the lot closes when the timer runs out. This allows every bidder an opportunity to advance their bid. Bidders are urged and cautioned not to wait until the final seconds of the auction to place bids. Bids not recognized by the auction software when the time expires will not be accepted.

AUCTION END/BID APPROVALS: When the auction closes, the page will display either **SOLD** or **UNSOLD**.

SOLD indicates the reserve was met and establishes the high bid. Successful bidders will be notified via email of their status as the winning bidder and will be bound by the payment terms as found in the "Offering of Property for Auction and Submission of Bids" paragraph. **UNSOLD** indicates the final bid did not meet the reserve. In this case, CWS will provide the high bid to the Government for consideration. If the Government accepts the high bid, the bidder will be notified. **NOTE:** CWS accepts no responsibility for loss of connectivity, technical difficulties, or any other circumstances beyond our control.

INDICATES A WINNING BID AT THE CONCLUSION OF THE AUCTION.

If the high bid does not reach the reserve it will read "**Lot closed - unsold**" and be provided to the Government for their consideration.

Lakefront Home, 3875 East Lake Road, Sheffield Lake, OH



Sale has ended!
Lot closed - Winning bid:\$737,500

[Add to watchlist](#) [Questions?](#) [Auction Details](#) [Share](#)

Description

Lakefront Home 3,397 ± sq. ft. 1-level lakefront home with 3 bedrooms, 2.1 baths, kitchen, dining room, living room with fireplace, office, laundry, patio, and attached 3-car garage. Attached to the garage is an accessory dwelling/in-law suite with 1 bedroom, 1 bath, kitchen, living room, and covered entry. The fenced property is located on Lake Erie. Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS including any building violations for the property as a whole that may apply (including but not limited to fines and penalties). Clear Title will be transferred via a Government Deed.

Address
3875 East Lake Road, Sheffield Lake, Ohio 44054

AFTER THE AUCTION

At the conclusion of the auction, there will be a **HIGH BIDDER** and a **BACK-UP BIDDER**. The remainder of the auction participants are considered **UNSUCCESSFUL BIDDERS**.

HIGH BIDDER: The high bidder will receive an email after the conclusion of the auction with further instructions and documents that will need to be signed. A sample contract can be viewed here:

<https://www.treasury.gov/auctions/treasury/rp/images/blankcontract.pdf>

The High Bidder has 3 business days to bring their initial deposit to 10% of their offer via a cashier's check or wire transfer. **The Government does not charge a buyer premium or commission.** The High Bidder has 45 days to close on the property and pay the balance of the purchase price. If the High Bidder does not complete all steps they will be considered in default and forfeit their deposit to the Government. Please consult our Terms of Sale for full disclosures.

BACK-UP BIDDER: All real estate auctions will have a Back-Up Bidder who is the bidder with the next highest bid. They will also receive an email at the conclusion of the auction with further instructions and documents that need to be signed. The Back-Up Bidder's deposit will be held until the High Bidder has successfully completed all steps and brought their deposit to 10% within the 3 business day deadline. If the High Bidder defaults, or the Government does not accept the High Bidder, then the Back-Up Bidder will become the high bidder and will be required to follow all the steps of a High Bidder. Please consult our Terms of Sale for full disclosures.

UNSUCCESSFUL BIDDERS: Bidders that are not the High Bidder or Back-Up Bidder will have their cashier's check deposits returned to them. It will be mailed out within 5 business days to the address on the Bid Deposit Form. In the event an auction accepts a wired deposit, unsuccessful bidder's wired funds will be electronically sent to the originating bank account within 5 business days.

BID RESULTS: Once a property has closed (approximately 45 or more days after the auction date) the sale price and buyer will be listed on the BID RESULTS page on the Treasury website. No sale information will be released prior to the closing: View here: <https://www.treasury.gov/auctions/treasury/rp/bidresults.shtml>

MORE QUESTIONS? Email realproperty@cwsams.com or call the Public Auction Line at 703-273-7373.

CONTRACT FOR SALE OF GOVERNMENT REAL PROPERTY

Seizure Number: IR
Address:

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, _____ ("Buyer") and CWS, acting as agent of the Government with respect to this sale of this Government real property and on behalf of Internal Revenue Service ("Seller") agree as follows:

1. Buyer hereby agrees to purchase from Seller and Seller hereby agrees to sell to Buyer for the Purchase Price set forth below that certain parcel of real estate described on Exhibit A attached hereto (the "Real Estate").
2. Seller acknowledges receipt of Cashier's Check deposit as described in Exhibit B (the "Deposit") from Buyer. Buyer hereby acknowledges and agrees that the Deposit shall be non-refundable as of the date of this Agreement. At Closing, the Deposit shall be retained by Seller and credited against the Purchase Price. In the event Buyer fails to perform any of its obligations hereunder, including, without limitation, Buyer's obligation to close on the purchase of the Real Estate, the Deposit shall be retained by Seller.
3. The purchase price for the Real Estate is \$_____ (the "Purchase Price") payable in cash, of which the Deposit shall be applied thereto. The Deposit shall be held by the Seller, in a non-interest-bearing account, pending closing of transaction. Buyer agrees this final offer has no contingencies.
4. Closing will be held 45 days after the contract is approved by the Government. The Seller may, at its sole discretion, extend the closing date to (i) effect clear title, or (ii) for any other reason as determined by Seller, in Seller's sole discretion. Closing shall take place by escrow through the title company. There shall be no requirement for Buyer or Seller to attend the Closing. Buyer shall be required to take title in the name of Buyer first written above. Buyer shall not be permitted to assign this Contract without the prior written consent of Seller, which consent may be withheld in Seller's sole and absolute discretion.
5. Buyer hereby acknowledges and agrees that this Contract is not contingent upon Buyer obtaining financing. Buyer acknowledges and agrees that the Closing will not be extended as a result of (a) Buyer's failure to obtain financing or (b) delays caused by or attributable to Buyer's lender (if applicable).
6. If the Buyer fails to perform this Contract within the time herein specified, on the terms and conditions contained herein, Buyer shall be in default of this Contract. Buyer and Seller hereby acknowledge and agree that it would be impractical and/or extremely difficult to fix or establish the actual damages sustained by Seller as a result of any default