

Court Appointed Receiver Auction of Assets from American Pension Services, Inc. Online Auction

**3 LAND PARCELS, 1 RESIDENTIAL HOME,
PROMISSORY NOTES & RECISSION OFFERS**
ONLINE AUCTION • THURS, JULY 13, 2017 • 10 AM- 2PM ET



Lot 001 - 1508 Bellaire Dr. Grapevine, TX 76051

SINGLE FAMILY HOME
Site Area (SF): 8,387±
Living Space (SF): 1,243±
2015 Annual Taxes: \$3,052±
Age: 38 years

Parcel ID: 00153834, Bellaire Addition-Grapevine Block 10 Lot 14
Description: Single family home, 3 bedroom, 2 bath with garage. Property will convey via a Quit Claim Deed. Buyer is responsible for any outstanding HOA, Taxes, mortgages, etc.

**Do Not Disturb Occupant,
it is illegal to trespass on this
property. The occupancy
status of this property is
unknown and there will be
no access to the property.**

TWO IDAHO PROPERTIES SOLD TOGETHER

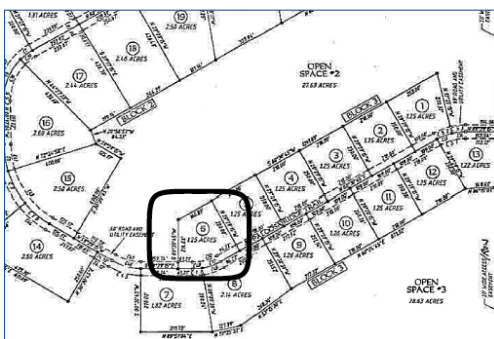


Lot 002 - 19 Acres± in Hayburn, ID 83336

VACANT LAND
Site Area: 19 Acres±
2014 Annual Taxes: \$47.06±
Utilities: Electric

Parcel ID: RP10S24E026175A
Description: Property will convey via a Quit Claim Deed. Buyer is responsible for any outstanding HOA, Taxes, mortgages, etc.

**Preview: Drive by during
daylight hours**



8260 Appaloosa Ridge PUD Tetonia, ID 83452

VACANT LAND
Site Area: 1.25 Acres±
2014 Annual Taxes: \$2.25±
Parcel ID: RP006200030060A

Description: Property will convey via a Quit Claim Deed. Buyer is responsible for any outstanding HOA, Taxes, mortgages, etc.

**Preview: Drive by during
daylight hours**

5% BUYER'S PREMIUM

BID DEPOSIT:

\$5000 cashiers check deposit
is required to bid.



AMERICAN
PENSION
SERVICES

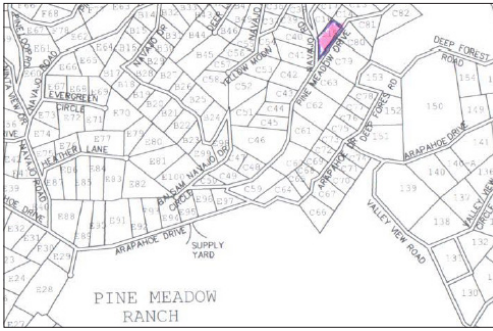


Sale conducted by

CWSAMS

Contact Tim Minoughan at tminoughan@cwsams.com or phone
888-343-1313 ext 260 or 203 for more information.

www.cwsmarketing.com



Lot 003 - 2286 Pine Meadow Dr. Lot 15, Plat C Wanship, UT 84017

Preview: Drive by during daylight hours

VACANT LAND

Site Area: .94 Acres±

2016 Annual Taxes: \$427.28±

Parcel ID: PI-C-15

Utilities: Electric

Description: Property will convey via a Quit Claim Deed. Buyer is responsible for any outstanding HOA, Taxes, mortgages, etc.



Lot 004 - Assorted Promissory Notes

Description: Promissory Notes will convey via Assignment of Assets and Affidavit of Lost Note sample documents available to view on the website at cwsmarketing.com. CWS provides no guarantee of value on any Promissory Notes.



Lot 005 - Assorted Rescission Offers

Description: Rescission Offers will convey via Assignment of Assets sample documents available to view on the website at cwsmarketing.com. CWS provides no guarantee of value on any Rescission Offers.

Terms & Conditions

Sold by Court Order for the Receivership for American Pension Services, which reserves the right to refuse any bid for any reason. Bidders should conduct their own due diligence to determine value.

THEREFORE, the Seller offers these assets for sale in "AS IS" CONDITION AT THE TIME OF SALE OR CLOSING, INCLUDING ANY HIDDEN DEFECTS OF ANY NATURE, KNOWN OR UNKNOWN, with no representations, warranties or guarantees whatsoever, express or implied, regarding their nature, value, source, authenticity, fitness, merchantability, and/or any other aspect or characteristic of these assets. No statement anywhere, whether express or implied, shall be deemed a warranty or representation by the Seller regarding these assets. All sales are with the understanding that the buyer cannot rely on any other representation, warranty or guaranty made by anyone.

All information derived from third party sources, including but not limited to documents listed on the website, is deemed reliable but not guaranteed.

All buyers are deemed to have relied entirely on their own information, judgments and inspections of the assets in making the decision to purchase the asset.

INSPECTION: There will be no physical inspection of any structures on any of the real properties. Do not disturb Occupant if any and do not trespass on the property

In addition, all Buyers must agree to release and hold harmless the Seller from any and all demands, rights and causes of action, arising from, or to arise from, or by reason of, the Court Ordered Sale.

Live Online Bidding: You will be able to bid on all lots in this auction online. All online bidders must pre-register by clicking on the Register link. You will be prompted to review the Terms and Conditions of Sale and agree to said Terms in order to establish a user name and password.

Bids: All bids will be subject to the acceptance or rejection by the Court Ordered Receivership within 24 hours of auction conclusion.

Registration: Persons wishing to participate in the bidding process of the sale are required to register online at www.cwsmarketing.com and send in a \$5000.00 bid deposit via cashier's check. Note: Each registered bidder is solely responsible for the use of his/her bidder user name and access and any use by another person is presumed to be with the consent of and contractually binding on the registered bidder.

Deposit: A \$5,000.00 deposit is required to bid. U.S. funds only. Deposits must be made by cashier check only and sent to CWS Marketing Group, 10611 Balls Ford Road, Suite 140, Manassas, VA 20109, Attn: Stephanie Vale. A \$5,000.00 deposit will be required for each lot.

For all winning bids over \$50,000.00 will require an additional deposit to equal 10% of the purchase price less your initial \$5,000.00 deposit within 3 business days.

Once your deposit is received, you will be sent a confirming email with the link to the online auction site. Successful bidders will be notified via email of their status as the winning bidder and will be bound by the same payment terms as found in the "Final Payment" paragraph below. Note: CWS Marketing Group accepts no responsibility for loss of connectivity, technical difficulties, or any other circumstances beyond our control.

If a bidder is not successful, the deposit check will be sent back within 5 business days.

BUYER PREMIUM: A fee equal to 5% of the auction price will be collected from the buyer and will be included in the final sale amount.

Final Payment: Final payment(s) for The Promissory Note and Rescission Offers Bundle Lots must be made by **July 20, 2017**, via cashier's check or bank wire only. No extensions for final payment. To make final payment send a cashier's check payable to "CWS Marketing Group" to CWS Marketing Group, 10611 Balls Ford Road, Suite 140, Manassas, VA 20109, Attn: Stephanie Vale Or ask for Bank wire instruction.

Note: Closing for all Real Property Lots will be in 30 days in accordance with your sale contract.

Default: Failure to make required payments or merchandise removal within time specified shall be deemed forfeiture of any right, title and interest buyer may have acquired in the merchandise. Said merchandise shall revert and repossess to the United States Government without further notice to the buyer and will result in any monies paid being forfeited and the transaction shall be null and void as to buyer.