Online Auction Date:
Friday, June 24, 2022
11:00 am - 1:00 pm CT (12-2pm ET)

Inspections By Appointment Only:
Monday, June 13 and 20
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 June 23 OR submit the Bid Form and wire deposit to arrive no later than 5pm ET on June 22
   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: $240,000

CWS Marketing Group  Sale #: 22-66-128

Property Description:
Stand alone office condominium is a 4 unit complex with shared parking. Each 1,225 ± sq. ft. unit has a reception area, 3-4 offices, kitchen/lounge area, and restroom. Three units are currently leased with monthly rental income. Located along the area of Grand Parkway near 249 in an area experiencing continued growth. Note: The condo association has right-of-first refusal to the sale. Leases and Ledger of rental amounts can be viewed online. Security deposits will convey to the buyer.

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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:
Improved Area: 4,900 ± sq. ft.
Site Area: 19,616 ± sq. ft.
Year Built: 2015
County: Harris
COA Dues: $1,362.84 bi-annually per unit (includes landscaping and lawn maintenance)
Utilities: Electricity, Gas, Water, Sewer
Zoning: None
Parcel Nos: 136-806-003-0001/0002/003/0004
2021 County Taxes: $10,167.38 ±
MUD Taxes: $8,165.88 ±
GENERAL INFORMATION: The placement of a successful bid at a U.S. Department of the Treasury online auction establishes a legally binding con-
tact between the successful bidder and the Government. An e-mail notice sent to the high bidder 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 reg-
ulations governing contracts for the purchase of Government property, which
may be found at http://www.acq.osd.mil. 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) a 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), (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 con-
at U.S. Department of the Treasury auctions that is not generally available to

PROPERTY: The Bidder is invited, urged, and cautioned to inspect the property prior to submitting a bid. 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.

LEAD-BASED PAINT: (for properties built before 1978). Disclosure of
Information on 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 visiting http://www.epa.gov/lead. Buyer acknowl-
dedges responsibility for all costs associated with the abatement and remedia-
tion 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 makes no warranties or guarantees whatsoever whether written, oral,
or implied as to quality, condition, or habitability. All information contained
in the Contracting Officer's乡ne is true and correct. The Government
reserves the right to cancel the sale and refund any earned deposit/money paid.

OFFERING OF PROPERTY FOR AUCTION/SUBMISSION OF BIDS:
The placement of a successful bid at a Department of the Treasury online auc-
tion 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 pre-
pared 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, an e-mail will be sent to the successful high
backup bidder confirming the bid amount. The successful high and backup bid-
ner must acknowledge receipt of notice and supply information requested 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 suc-
cessful high and backup bidder for signature. The contract must be returned to
CWS within 24 hours of receipt. At this time the contract will be presented to
the Government and is subject to final acceptance. The Government may with-
draw the property at any time before the sales contract is accepted. During this
process the successful bidder may not withdraw their bid at any time. Unilateral
conditions are not accepted by any bidder will be not accepted.

The high bidder shall deliver ten percent (10%) of the Purchase Price less the ini-
tial 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 money, the Government
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, bank letters, or letters of credit will not
be accepted. Cashier's checks made payable to the bidder's name CANNOT be
accepted. The bidder, who placed the bid accepted by the Government, is legal-
ly bound to pay for property awarded to him/her in accordance with the suc-
cessful bid. Payment of the full purchase price must be made within the time
specified on the auction site.

PLACING A MAXIMUM BID: Please be aware that all bids placed are maxi-

mum 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 amount. Example: the current bid is $1000 and the bid-
der enters a maximum bid of $5000 with a bid increment of $1000. The system
will bid one increment ($1000) until the bidder’s “Maximum Bid” is exceeded. If
the maximum bid is exceeded, the bidder will be notified by email or text
(mobile devices) they've been outbid. Bidders may increase the bid but not lower
it. In the case of a tie bid, precedence is given to the earliest bid.

Auction Soft Close: (new terms effective April 2022) All auctions end
with an auction soft close. If a bidder places a bid in the last 1-minute of an
online auction, the end time for the specific lot is extended by 1-minute. The
process continues until there is no further bidding. This allows every bidder
an opportunity to advance their bid.

TERMS OF SALE FOR ONLINE AUCTION - SPRING, TX /  Sale #22-66-128

TECHNICAL PROBLEMS AND TRANSMISSION ISSUES: CWSAMS has
made every reasonable effort to facilitate online bidding. However, it is possible
that technical problems and transmission issues may arise and affect the CWSAMS
web site, bidding system and/or computer or server or your personal
devices. The Government is not responsible for technical problems or transaction
issues associated with a bid and that, in the event technical problems interfere with
or prevent a bid, it may be necessary to withdraw items from bidding due to technical
errors or uncontrollable circumstances. Further, in the event of the occurrence of a
technical problem during any bid in any auc-
tion, CWSAMS is its sole discretion reserves the right to declare an item sold,
postpone or cancel the auction, extend the bidding time for this auction and/or
re-list the property for auction at another date and time. The decision of
CWSAMS on this matter shall be final. Bidder acknowledges that, by bidding in
any auction held by CWSAMS, Bidder accepts the terms and conditions of this
Disclaimer.

Auction End & Bid Approvals: When the closes, the page will
display either SOLD or ENDED. SOLD indicates the reserve (if there is a 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 of the contract. To complete the registration process, online for each specific auction you are interested.

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, documentary stamps, recording
fees, and escrow fees will be paid by the Buyer and Seller in accordance with
the custom of the county in which the property is located. In the event Buyer
desires title insurance, it will be at the Buyer's expense.

Government Deed: Clear Title will be transferred via a Government Deed.

Defaults: Failure to make required deposit or final payments and/or comply
with the time frames specified on the website 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 be forfeited to the highest
bidder. 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
deposited.

Property Offered for Sale by IRS-CL, HSI, or Secret Service:
In accordance with 8 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: For additional information, please visit our web-
site at www.treasury.gov/auctions/missoula/mt. If you do not have Internet access,
or have further questions, you may call our Public Auction Line at (703) 273-7373
or fax inquiries to (703) 951-4153.