Online Auction Date:
Thursday, April 8, 2021
10:00 am - 1:00 pm CT (11am-2pm ET)

Inspections By Appointment Only:
Sunday, March 28 and Monday, April 5
By appointment only. Visit cwsmarketing.com for online scheduling of appointment and full list of COVID-19 requirements. Visitors must follow COVID-19 guidelines.

3-Step Registration:
1. Create an account with CWS and validate with credit card information (only required once).
2. Visit auctions.cwsmarketing.com and click on “Register to bid.” Required for each property bid on.
3. Mail Bid Deposit Form (found online) with deposit check to arrive no later than the last business day before the auction.

Deposit: $20,000 cashier’s check made payable to CWS Marketing Group. Cashier’s checks made payable to bidder’s name CANNOT be accepted.

Starting Bid: $120,000

704 Inspiration Drive, Pharr, Texas 78577

Property Description: Encanto Ridge home for auction. This 6,145 ± sq. ft. home features 3 beds, 4.2 baths, granite in the island kitchen, maid’s quarters, built-in fixtures throughout the house, theater with lobby area and half bath, pool with a spa, detached quarters with kitchenette, dining and bath, and carport, wrought iron fencing, 3-car garage, and much more! Inspection is by appointment only. Please visit cwsmarketing.com for online scheduling of appointment and full list of COVID-19 requirements and precautions. 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: 6,145 ± sq. ft. Utilities: Electricity, Gas, Water, Sewer
Site Area: 1.60 ± acre Zoning: PUD/Planned Unit Development
Year Built: 2005 County: Hidalgo
Parcel No: 561402 2020 County Taxes: $27,392.02 ±
HOA Dues: $1,200 annually

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
TERMS OF SALE FOR ONLINE AUCTION - PHARR, TX / Sale #21-66-885

GENERAL INFORMATION: The placement of a successful bid at a U.S. Department of the Treasury online auction establishes a legally binding contract 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 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 BIDDERS: 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 (a) who is subject to the bidding violations for the building as a whole. Persons who have 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 contracts; (c) an agent or immediate member of the household of an individual prohibited by the regulations of any government agency from purchasing property at U.S. Department of the Treasury auctions; and (d) a representative of any entity that is not compliant with the regulations of the National Labor Relations Board. The completed Bid Deposit Form and deposit should be submitted by 1:00 p.m. EST on April 7, 2021.

The successful bidder’s deposit will be retained as the initial payment for the property. Cashier’s checks payable to the Bidder’s name CANNOT be accepted. Unsuccessful deposit checks will be mailed out within 5 business days. The representative agrees that, should the representative be the successful bidder of a property, the following information regarding the transaction shall be published in the U.S. Department of the Treasury auction website: (1) the registered bidder’s name, (2) the property’s address, and (3) the purchase price of the property. Electronic Freedom of Information Act Amendments of 1996 (5 U.S.C. 552 (2000). REGISTRATION: If you are a new bidder, please create an account. To “Login” and click on either “Sign up now” (desktop) or “Create Account” (mobile device). Fill out the proper information (must have an approved credit card) and click on “Register.” Credit cards are required during registration to verify your identity (e.g., U.S. Treasury auctions do not accept credit cards as a form of payment for deposits. The credit card will be charged $5.00 for this process. This is an authorization only and the amount is released after verification. Bidders will need to accept the Terms & Conditions in order to establish an account.

DEPOSIT: A $2,000 deposit is required to bid. U.S. funds only. Persons wishing to participate in the bidding process of the sale are required to register to bid by filling in the online registration form. The completed Bid Deposit Form and deposit shall be returned to CWS Marketing Group, 9998 Donoyer Drive, Manassas VA, 20109, attn. E. Connolly. The deposit is due no later than 5:00 p.m. EST on April 7, 2021.

The decision of CWSAMS on this matter shall be final. If the deposit for any bid is not received, 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 website, bidding system and/or computer or server or your computer, personal device or software which is beyond the control of CWSAMS. By bidding online, the bidder acknowledges that CWSAMS is not responsible for technical problems or transmission 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. Failure to obtain financing during the closing process does not relieve the buyer of his/her legal responsibility and obligation for completion of the contract. Failure to comply with all provisions of the sales contract regarding closing may result in termination of the contract because of buyer’s default and may result in the forfeiture of any earnest/deposit funds. CLOSING: Closing is within 45 calendar days of the date the Government signs the sales contract accepting the Buyer’s offer. Closing may be accomplished with mutual agreement of Buyer and Seller. Only the Seller may, at its discretion, extend beyond 45 calendar days. 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 customs of the county in which the property is located. The successful bidder earns title insurance, it will be at the Buyer’s expense. The buyer is responsible for obtaining his or her own financing arrangements 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.

The Government reserves the right to reject any and all bids, and to waive 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 at any time before the sales contract is executed and retain the initial money deposit and any other deposits or payments made by the high bidder as liquidated damages. The high bidder shall deliver ten percent (10%) of the Purchase Price less the initial deposit when the successful bidder accepts the bid. Cashier’s checks payable to CWS Marketing Group, Inc. by or bank wire transfer. Within three business days, should the high bidder fail to deliver the money, Seller shall have the right to continue the auction and accept a new bid; the high bidder as liquidated damages. The high bidder shall deliver ten percent (10%) of the Purchase Price less the initial deposit when the successful bidder accepts the bid. Cashier’s checks payable to CWS Marketing Group, Inc. by or bank wire transfer. Within three business days, should the high bidder fail to deliver the money, Seller shall have the right to continue the auction and accept a new bid; the high bidder as liquidated damages.

The successful bidder’s deposit(s) will be retained as the initial payment for the property. Cashier’s checks payable to the Bidder’s name CANNOT be accepted. The successful bidder’s deposit(s) will be retained as the initial payment for the property. Cashier’s checks payable to the Bidder’s name CANNOT be accepted. The successful bidder’s deposit(s) will be retained as the initial payment for the property. Cashier’s checks payable to the Bidder’s name CANNOT be accepted. The successful bidder’s deposit(s) will be retained as the initial payment for the property. Cashier’s checks payable to the Bidder’s name CANNOT be accepted. The successful bidder’s deposit(s) will be retained as the initial payment for the property. Cashier’s checks payable to the Bidder’s name CANNOT be accepted. The successful bidder’s deposit(s) will be retained as the initial payment for the property. Cashier’s checks payable to the Bidder’s name CANNOT be accepted.

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