7581 Ironwood Avenue, Brownsville, Texas 78526

Property Descriptions:
Stucco and brick home for auction. This 3 bedroom, 2.1 bathroom home has granite counters, tile floors, custom cabinets in the kitchen, french doors in the living room, office, covered porch and patio, and a 2 car garage.

Property Details:
- Living Space: 1,585 ± sq. ft.
- Site Area: 7,098 ± sq. ft.
- 2014 Taxes: $2,462.34 ±
- Utilities: Electricity, Gas, Water, Sewer
- Parcel No: 791249-0120-009000
- County: Cameron
- Zoning: SFR/Single Family Residential
- Year Built: 2011

7594 Ironwood Avenue, Brownsville, Texas 78526

Property Descriptions:
Traditional home for auction. This 3 bedroom, 2 bathroom home has granite kitchen counters, a nook area for dining, living room, decorative inlaid ceilings, custom cabinets, and a 1 car garage.

Property Details:
- Living Space: 1,239 ± sq. ft.
- Site Area: 6,840 ± sq. ft.
- 2013 Taxes: $2,401.98 ±
- Utilities: Electricity, Gas, Water, Sewer
- Parcel No: 791249-0090-013000
- County: Cameron
- Zoning: SFR/Single Family Residential
- Year Built: 2011

ALSO AUCTIONING ON OCTOBER 28 AT 1:00 PM
5 Single Family Homes in Brownsville, Texas
3705 Calle Buenos Aires, 3699 Calle Buenos Aires, 3224 Calle Argentina, 3200 Calle Argentina, and 3171 Calle Colombia

For more details visit our website at: www.treas.gov/auctions/treasury/rp and click on upcoming auctions. If all your questions are not answered using our website, or you do not have internet access, please call the Public Auction Line at (703) 273-7373.
TERMS OF SALE FOR BROWNSVILLE, TX / Sale #16-66-103 & 105

GENERAL INFORMATION:

The placement of a successful bid at a U.S. Department of the Treasury auction establishes a legally binding contract between the successful bidder and the Government. The auctioneer’s announcement of the high bid amount and the bidder’s number 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 Real Property, which may be found at http://www.acquisition.gov/irs/. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid.

CWS, the Contractor, is acting as the agent of the Government with respect to the sale of Government real property at these auctions. The Contractor may videotape the auction and record phone bidding to assist in any future contract resolution actions.

ELIGIBILITY OF BIDDERS:

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 mem- ber 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 declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 101-45.6; or (f) the party, or agent of the party(s), from whom the property was seized.

The Contractor’s subcontractor may not act as agent for a third party in purchasing U.S. Department of the Treasury real property that is or has been in their custody or control. For breach of this warranty, the Government shall have the right to cancel the contract without liability.

REGISTRATION OF BIDDERS:

Persons wishing to participate in the bidding process of the sale are required to obtain, fill out, and deliver a bidder registration card during the registration process for each sale.

In the event a person is bidding on behalf of another party, an original notarized Power of Attorney must be presented at the time of registration. Power of Attorney must include the buying party’s social security number.

If you are planning to bid in the name of a corporation, business, or LLC, you must have the appropriate official documentation to show proof of eligibility to bid on behalf of that corporation, business, or LLC.

An individual’s signature on the bidder registration card is an acknowledgment of his/her full and complete understanding of all Terms and Conditions and his/her agreement to be bound there- by. Therefore, bidders are cautioned to carefully read all applicable Terms and Conditions contained in this document and the sales flyer/brochure before signing the bidder registration card. Bidders must present a photo ID and evidence of earnest money deposit in the amount of $5,000 each in the form of cashier’s or certified check made payable to CWS Marketing Group, Inc as a prerequi- site of registration. Personal or business checks, money orders, cash, bank letters, or letters of credit WILL NOT be accepted. Cashier’s checks made payable to the bidder’s name CANNOT be accepted.

Each registered bidder will be issued a bidder number upon com- pletion of the registration process. Each bidder is solely responsi- ble for the use of his/her bidder number and any use by another person is presumed to be with the consent of and contractually binding on the registered bidder.

The registrant agrees that, should the registrant be the successful bidder of a property lot, the following information regarding the transaction shall be published on the U.S. Department of the Treasury auction website: (i) the registered bidder’s name; (ii) the property’s address; (iii) the purchase price of the property; (iv) the transaction date; (v) the sales flyer/brochure 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 require- ments, shall be binding on the Government unless furnished to and agreed upon, in writing, by the Contracting Officer or his/her des- ignated 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.” The Government and its agent make no warranties or guarantees whatsoever whether written, oral, or implied as to quality, condition, or habitability. All information contained in the sales flyer was derived from sources believed to be correct, but there is no guarantee. Buyer acknowledges that he/she relied entirely on his/her own informa- tion, judgment, and inspection of the property.

If a legal misrepresentation 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 AND SUBMISSION OF BIDS:

Once the Government accepts a bid, a final written sales contract will be prepared to include the individual information of the high bidder along with the accepted bid amount. A contract may also be conditionally established with the recognized back-up bidder for execution if the high bidder defaults for any reason or is reject- ed by the Government.

In the event of a dispute as to final bid amount, the Government reserves the right to review the video and audio tape of the auc- tion for clarification or to re-offer the property in question.

WRITTEN BIDS:

 Written bids may be submitted in person, by registered mail, or by overnight delivery service if the bidder is unable to attend the auc- tion. The appropriate deposit per property by cashier’s/certified check only, must accompany your written bid. The cashier’s check deposit must be made payable to: CWS Marketing Group, Inc.

Written bids for the property must be received no later than October 22, 2015 at the following address: CWS, U.S. Department of the Treasury, Seized Real Property Support, CWS, 10611 Balls Ford Road, Suite 140, Manassas VA, 20109, Attn: Real Property Sales.

Unsuccessful written bidders’ deposits will be sent to the bidders by certified mail or overnight delivery service within five (5) busi- ness days after the sale.

CONSIDERATION OF BIDS:

The Government reserves the right to reject any or all bids, and to waive any technical defects in bids. Property is sold with a min- imum reserve price unless the property is, in explicit terms, offered for sale at a reserve price lower than $5,000.

The successful bidder’s deposit(s) will be retained as the initial payment for the property. Personal or business checks, cashier’s checks, or letters of credit will not be accepted. Cashier’s checks made payable to the bidder’s name CANNOT be accepted.

BACK-UP BIDDER:

The back-up bidder’s earnest money deposit will be returned by certified mail or overnight delivery service within three (3) business days after receiving the earnest money deposit from the high bidder. In the event earnest money is not received from the high bidder, the back-up bidder will become the high bidder at the Purchase Price stated in the back-up bid contract. The back-up bidder is obligated to transmit earnest money as stated above within three (3) business days of notification. The back-up bidder will be liable for all costs associated with the abatement and remediation of the property.

CLOSING:

Closing will be held within 30 calendar days of the date the Government signs the sales contract acceptance. Closing may be held sooner, with mutual agreement of Buyer and Seller. Only the Seller may, at its discretion, exceed closing beyond 30 calendar days. Closing costs including, but not limited to, title insurance, transfer taxes, documentary stamps, recording fees, and escrow fees will be paid by the Buyer and Seller in accordance with the cus- toms of the county in which the property is located. In the event Buyer desires title insurance, it will be at the Buyer’s expense.

SPECIAL WARRANTY DEED:

Insurable title will be conveyed via a Special Warranty deed. Liens and other encumbrances will be paid by the Government. Title insurance is available at Buyer’s expense.

DEFUALTS:

Failure to make required deposit or final payments and/or comply with the time frames specified in the sales flyer/brochure 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 result in the forfeiture of the deposit. If the default occurs because of failure to make the required deposit, the Buyer shall be liable to the Government for any and all damages that separate at the amount of that deposit.

PROPERTY OFFERED FOR SALE BY IRS-CI, ICE and Secret Service:

In accordance with 18 USC Section 1961(g) 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 sale contract may be canceled by the Government in compliance with the above statutes or policy.

ADDITIONAL INFORMATION:

Visit our website at www.treasury.gov/auctions/treasury/pdf. If you do not have Internet access, or have further questions, you may also call our Public Auction Line at (703) 273-7373 or fax to (571) 972-4153.