Auction Date:
Wednesday, October 21, 2015

Auction Time:
12:00 noon

Registration Time:
11:30 am

Auction Location:
Held at the property site

Inspection Dates & Times:
Sunday, October 11 and 18
1:00 - 4:00pm
Shuttle service will be used starting at 1pm from
the parking lot at 20 Dominion Drive

Deposit:
$50,000 cashier’s check made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

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.

Property Description:
Dominion home for auction! Upgraded with granite counters, tile and wood floors, this 5 bedroom, 5.1 bath
home has an island kitchen with a wetbar, built-in shelving in the family room, spacious master bath with
separate tub and shower, swimming pool with a spa, covered patio, outdoor fireplace, 3 car garage and
much more! Note: This is a gated community. Access to the home is by shuttle service only from the parking
lot at 20 Dominion Drive. Service will begin at 1pm for inspections and 11 am the day of the auction.

Property Details:
Living Space: 5,277 ± sq. ft. Utilities: Electricity, Gas, Water, Sewer
Site Area: 19,602 ± sq. ft. County: Bexar
Parcel No: 34034-400-0450 2014 Taxes: $21,992.84 ±
Year Built: 2001 HOA Fee: $220 a month
Zoning: R-6 PUD, MSAO-1/Single Family Planned Unit Development, Military Overlay

CWS Marketing Group  Sale #: 16-66-805  Auctioneer: Mike Lewis #13627  Broker: Peter Ellis #0289514
The amount of earnest money deposit must present a photo ID and evidence of earnest money deposit in the form of a cashier’s check made payable to CWS. A real estate contract will be executed at this time by the high bidder and back-up bidder. The terms of the real estate contract supersede the Terms of Sale.

The high bidder shall deliver ten percent (10%) of the Purchase Price less the initial 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 earnest money, Seller 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 of credit, cashier’s/certified 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 total earnest money deposit from the high bidder. In the event earnest money is not received from the high bidder within the time period specified, 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 foregoing liquidated damages provision shall apply to the back-up bidder.

INSPECTION OF PROPERTY:
The bidder understands and agrees that the property is offered, subject to conditions described in the sales flyer/brochure. Changes may be made on the day of the sale to the property stated in the sales flyer/brochure. If you do not have Internet access, or have further questions, you may also visit our website at www.treasury.gov/auctions/treasury/real. 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 auction 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 auction. Received bids will be treated as if personal bids unless specifically marked as a registered mail bid. The appropriate deposit per property by casher’s/certified check only, must accompany your written bid. The casher’s check deposit must be made payable to: CWS Marketing Group, Inc.

Written bids for the property must be received no later than October 20, 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.

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 thereon. 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 $50,000 in the form of cashier’s or certified check made payable to CWS Marketing Group, Inc as a prerequisite 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.

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.

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 thereon. 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 $50,000 in the form of cashier’s or certified check made payable to CWS Marketing Group, Inc as a prerequisite 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 completion of the registration process. Each bidder is solely responsible 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: (1) the registered bidder’s name; (2) the property’s address; (3) the purchase price of the property.


Earnest Money Deposit:
Immediately after the bidding is completed the high bidder and second high bidder (Back-Up Bidder) will be required to make a $50,000 earnest money deposit in the form of a cashier’s/certi-