Auction Date: Thursday, March 16, 2017

Auction Time: 12:00 noon

Registration Time: 11:30 am

Auction Location: Held at the property

Inspection Dates & Times: Sunday, March 5 and 12, 1:00 - 4:00 pm

Deposit: $10,000 cashier’s check made payable to CWS Marketing Group

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.

16542 Oat Mill Drive, Houston, Texas 77095

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. Wheatstone Estates home for auction. This 2 story, 4 bedroom, 2.1 bathroom home has a fireplace in the living area, a dining room, den, open kitchen, a patio, and wood fence.

Property Details:
- Living Space: 2,756 ± sq. ft.
- Site Area: 7,144 ± sq. ft.
- Parcel No: 120-394-002-0027
- Year Built: 2000
- HOA Fee: $300 a year
- Utilities: Electricity, Gas, Water, Sewer
- Zoning: None
- 2015 Taxes: $6,486.24 ±
- County: Harris

CWS Marketing Group  Sale #: 17-66-136       Auctioneer: Mike Lewis #13627       Broker: Peter Ellis #0289514
TERMS OF SALE FOR HOUSTON, TX / Sale #17-66-136

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. The 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.

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; (c) a present or former officer or employee of the United States, or a person related to a present or former officer or employee of the United States; (d) an individual with a history of abuse of any Federal, State or local government contract or Federal, State or local government funds; (e) an individual who has been in their custody or control. For breach of this warranty, 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) previously debarred or declared ineligible for the award of contracts by any Federal agency in accordance with 41 CFR 60.4(a), or (f) the party, or agent of the party, 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 full understanding of all Terms and Conditions and his/her agreement to be bound thereby. 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 $10,000 in the form of a cashier’s/certified check made payable to CWS Marketing Group, Inc as a prerequisite of registration. 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.

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; (4) the sale date; and (5) the purchase price of the property. Each selected bidder must agree to the above-stated terms.

The Government and its agent make no warranties or representations as to the condition of the property, the true and correct description, the fault of any property, or the accuracy of any information contained in the sales flyer/brochure.

If the sale is a Real Property Sale, the Government does not guarantee the transferability of the title to the property or the marketability of the title to the property.

If you have any questions regarding the bidding process, you may contact Road, Suite 140, Manassas VA, 20109, Attn: Real Property Sales. You may also visit http://www.epa.gov/lead. Buyer acknowledges responsibility for all costs associated with the abatement and remediation of any disclosed or potential hazards associated with the property.

FINANCING:
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. Federal laws are strongly recommended to investigate and secure financing arrangements, if required, prior to attendance at a public offering.

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. 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 March 15, 2017 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) business 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 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.

Closing:
Closing will be held within 30 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 30 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 customs of the county in which the property is located. The 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.

DEFAULTS:
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. Should Buyer 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 liquidated damages in the amount of that deposit.

PROPERTY OFFERED FOR SALE BY IRS-CI, ICE and Secret Service:
In accordance with 18 USC Section 1963(f) and 21 USC Section 853(6) of the Comprehensive Crime Control Act of 1984 and Department of the Treasury Policy, forfeited (real) property shall 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:
Visit our website at www.treasury.gov/auctions/treasury/sp. If you do not have Internet access, or have further questions, you may also call our Public Auction Line at (703) 273-7173 or fax to (571) 921-4513.