Auction Date: Wednesday, March 27, 2019

Auction Time: 1:00 pm

Registration Time: 12:30 pm

Auction Location: Both auctions held at 3804 San Clemente Court

Inspection Dates & Times: Sunday, March 17 and 24 1:00 - 4:00 pm

Deposit: $10,000 per property 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.

3804 San Clemente Court, Mission, Texas 78574

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. Sharyland Plantation home for auction. This 5 bedroom, 5.5 bathroom home has an island kitchen, granite counters, custom cabinets, built-in stereo, dining room, living room, office, family room upstairs, security system, covered porch & patio, attached 2-car garage, and much more!

Property Details:
Living Space: 4,168 ± sq. ft.
Site Area: 10,982 ± sq. ft.
Year Built: 2011
County: Hidalgo
HOA Dues: $204 quarterly
Utilities: Electricity, Water, Sewer
Zoning: R1/Single Family Residential
Parcel No: 673874
2017 Taxes: $13,214.74 ±

3802 San Clemente Court, Mission, Texas 78574

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. 2 Story home for auction. Located in Sharyland Plantation Village, this 3 bedroom, 4.5 bathroom home includes an island kitchen, custom cabinets, tiled floors in the dining room, living room, family room, and maids quarters. There is also a covered patio, porch, wood fence, and attached 2-car garage.

Property Details:
Living Space: 3,104 ± sq. ft.
Site Area: 10,133 ± sq. ft.
Year Built: 2004
County: Hidalgo
HOA Dues: $204 quarterly
Utilities: Electricity, Water, Sewer
Zoning: R1/Single Family Residential
Parcel No: 673873
2017 Taxes: $9,911.90 ±

ALSO AUCTIONING MARCH 27 at 11AM
3612 N. CONWAY AVENUE, MISSION, TX: Commercial property on 14.9 acres with office building, warehouse, asphalt and concrete paved areas, and perimeter fence.

CWS Marketing Group  Sale #: 19-66-888 & 891  Auctioneer: Mike Lewis #13627
TERMS OF SALE FOR MISSION, TX / Sale #19-66-888 & 891

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 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 bid- ding to assist in any future contract resolution actions.

ELIGIBILITY OF BIDERS:
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, leasing, or selling real property; (c) an agent of any other person; (d) an agent of the household of the employee in (b); (e) an agency 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; (f) an individual who is under federal or state bankruptcy protection or an individual whose bankruptcy has been discharged; (g) a principal of any business entity that is bankrupt; or (h) any other person or entity who is prohibited by law from purchasing, leasing, or selling real property. If a legal misrepresentation is determined before the final closing of the transaction, judgment, and inspection of the property.

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REGISTRATION OF BIDERS:
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 buyer’s 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 an agent's authority. An individual’s signature on the bidder registration card is an acknowledgment of an agent's authority.

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: (i) the registered bidder’s name; (ii) the property address; (iii) the purchase price of the property; (iv) the date and time of the auction; (v) the electronic number of the item sold; (vi) the date of the sale; (vii) the terms and conditions of sale; (viii) the bidder’s name and address; and (ix) any additional information that is deemed necessary by the Government.

EARNED MONEY DEPOSIT:
Immediately after the bidding is completed the high bidder and second high bidder (Back-Up Bidder) will be required to make a $10,000 deposit per property in the form of a cashier’s/certified 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, cash, or 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 property for the property. Personal or business checks, bank letters of credit, certified checks, and cashier’s checks made payable to the bidder’s name CANNOT be accepted.

BACKUP 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 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 property for the property. Personal or business checks, bank letters of credit, certified checks, and cashier’s checks made payable to the bidder’s name CANNOT be accepted.

INSPECTION OF PROPERTY:
The bidder is invited, urged, and cautioned to inspect the property before submitting a written 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 prior to Contractor authorization. At their own expense, potential bidders may have property inspectors examine the property during regularly scheduled open houses.

LEAD-BASED PAINT:
Any painted wood interior, stucco, or metal surfaces may contain lead-based paint. Therefore, bidders are cautioned to carefully read all applicable terms and conditions of sale. Further, no interpretation of any provision of the sales contract because of buyer’s default and may result in the forfeiture of any earnest/deposit funds.

ORAL STATEMENTS AND MODIFICATIONS:
Changes may be made on the day of the sale to the property sta- tions or descriptions in the sales flyer/brochure. These changes take precedence over previous sales flyer/brochure information perti- nent 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 design- ative 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 written, oral, or implied as to quality, condition, or habitability.

PROPERTY OFFERED FOR SALE BY IRS-CI, ICE and Secret Service:
In accordance with 18 USC Section 1961(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:
Visit our website at www.treasury.gov/auctions/treasury/rep. 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) 921-4153.