SEIZED AND FORFEITED REAL PROPERTY

AUCTIONS

Auction Date:
Tuesday, April 25, 2017

Auction Time:
12:00 noon (registration starts at 11:30am)

Auction Location:
All 3 auctions held at W. Sugarcane Drive (Farm Tract 171) located next door to 3104 W. Sugarcane.

Inspection Dates & Times:
Saturday, April 15 and Sunday, April 23
1:00 - 4:00 pm

Deposits (cashier’s checks only):
3104 Sugarcane & Farm Tract 171: $20,000 per property
2920 W. Sugarcane Drive: $5,000
checks made payable to CWS Marketing Group
Cashier’s checks made payable to bidder’s name CANNOT be accepted

3104 W. Sugarcane Drive, Weslaco, Texas 78596

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. Palatial home for auction. This 4 bedroom, 4 bathroom home has an island kitchen, stone counters, media room & game room with large bar, stone counters, large front circular pond, iron gate/brick fence, 2 balconies, large aviary, art deco ceilings, cantera stone columns, stairs & exterior, built-in shelving, and much more!

Property Details:
- Living Space: 5,975 ± sq. ft.
- Site Area: 4.93 ± acres
- Year Built: 2010
- Utilities: Electricity, Gas, Water, Sewer
- 2015 Taxes: $11,500.66 ±
- Parcel No: W 3800-00-171-0000-01
- County: Hidalgo
- Zoning: None

W. Sugarcane Drive (Farm Tract 171), Weslaco, TX 78596

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. Two story home for auction. This 2 bedroom, 2 bathroom home has tiled floors, upstairs and downstairs living rooms, a family room, 3 offices, 2nd floor kitchen, a balcony at the front and side of the house, and a 2-car garage. There is also a 2 bedroom, 2 bathroom detached quarters with a kitchen and balcony.

Property Details:
- Living Space: 4,242 ± sq. ft.
- Site Area: 5.895 ± acres
- Year Built: 2010
- Utilities: Electricity, Gas, Water, Sewer
- 2015 Taxes: $6,824.26 ±
- Parcel No: 5088535
- County: Hidalgo
- Zoning: None

2920 W. Sugarcane Drive, Weslaco, Texas 78596

Property Description: Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS. Traditional style home for auction. This 3 bedroom, 2 bathroom home has tiled floors in the living room, dining room and kitchen. It also has a 1-car attached garage, covered porch, and chain link fence.

Property Details:
- Living Space: 1,191 ± sq. ft.
- Site Area: 2.46 ± acres
- Year Built: 1990
- Utilities: Electricity, Gas, Water, Sewer
- 2015 Taxes: $2,807.82 ±
- Parcel No: 584898
- County: Hidalgo
- Zoning: None

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.
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 BIDDERS:
TheBidder 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 his/her immediate family 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) a direct or indirect owner of the property; (f) the person, or agent of the party(s), from whom the property was seized.

Each registered bidder will be issued a bidder number upon com- pletion of the registration process. Each bidder understood 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.

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 $20,000 3104 W. Sugarcane & Farm Tract 171/$5,000 2920 Sugarcane in the form of a cashier's/certified check made payable to CWS 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 higher 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. 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 let- ters, 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 of the successful bidder defaulting for any cause or reason, or by bank wire transfer. The back-up bidder is obligated to transmit the earnest money as stated above within three (3) business days of notification. The foregoing liquidated damages provision shall apply to the back-up bidder.

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

In accordance with 18 USC Section 1963(f) and 21 USC Section 853(h) of the Comprehensive Crime Control Act of 1984 and the Anti-Money Laundering Act of 1986, 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. 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 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.

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