

Notice of Public Auction Sale – Seized Property

Under the authority in Internal Revenue Code section 6331, the property described below has been seized for nonpayment of Internal Revenue taxes due from Baldemar Guerrero Jr. The property will be sold at public auction as provided by Internal Revenue Code section 6335 and related regulations.

Date: May 18, 2024

Time: 10:00 am. Bidder registration
begins at 9:30 a.m.

Place: Admin Building, 2802 S Business Hwy 281, Edinburg TX 78539
- covered area on the west side

Property may be inspected – drive by only.

Only the right, title, and interest of Baldemar Guerrero Jr in and to the property will be offered for sale. If requested, the Internal Revenue Service will furnish information about possible encumbrances, which may be useful in determining the value of the interest being sold.

Unit 6, Guerrero Business Condominiums, located at 1613 Chicago Ave, McAllen, TX 78501, utilized as a restaurant/night-club, approximately 1250 sq ft and fully described in the Distribution Deed, recorded on June 11, 2009 under document number 2009-2006399 and in the Declaration of Guerrero Business Condominiums recorded on June 11, 2009, under document number 2009-2006426, with the Office of the County Clerk, Hidalgo County, Texas

Minimum bid \$44,484.98

The Terms of Payment: 20 % of purchase price upon acceptance of the bid, the balance must be paid on or before June 16, 2023. All payments must be by cash, a certified, cashier's or treasurer's check drawn on any bank or trust company incorporated under the laws of the United States or under the laws of any State, Territory, or possession of the United States, or by a United States postal, bank, or express money order. Make check or money order payable to the United States Treasury.

The Government reserves the right to reject any and all bids and to withdraw the property from the sale.

Members of the public attending the auction are prohibited from carrying/possessing a firearm(s) at the auction, even if carrying/possessing a firearm(s) is otherwise permitted under state or local law. The term "firearm" means any weapon (including a starter gun) which will or is designed to or may readily be converted to expel a projectile by the action of an explosive.

For additional information about the property and proposed sale, please contact Patty Hall; Property Appraisal & Liquidation Specialist at 214-422-7386 or visit www.irsauctions.gov