

NOTICE OF SEALED BIDS FOR SALE OF REAL PROPERTY INCLUDING ALL PERSONAL PROPERTY LOCATED THEREON

The North Runnels County Hospital District, Winters, TX is accepting sealed bids for the purchase of the following real property and personal property located thereon (the "Property"):

- R000021911 Legal Description: Lot: 6-10, BLK 8. SUBD VANCIL also known as 506 Van Ness St. Winters, TX
To view the building, contact Teresa Walden at 325-754-1500.
- All of Lot Nos. 6, 7, 8, 9 and 10, in Block No. 8, Vancil Addition to the City of Winters, Runnels County, Texas, according to the map or plat of said addition now of record in Volume 66, Page 3, Deed Records of Runnels County, Texas, being also the same premises described in a certain Deed executed by John L Hicks, et ux, to L. L. Merrill, now of record in Volume 358, Page 103, Deed Records of Runnels County, Texas, to which map and the records thereof reference is hereby made for a more complete description as follows:
 - Field notes of a re-survey of Lots 6 through 10 of Block No. 8, of the Vancil Addition to the City of Winters as recorded in Deed Records, Volume 66, Page 3 of Runnels County, Texas:
 - Beginning at a 3/4 inch pipe recovered on the West right of way line of Alvera Street (60 feet wide) the North right of way line of Van Ness Street (70 feet wide) for the Southeast corner of said Lot 6 also being the Southeast corner of said Block No. 8 for the Southeast corner of this tract;
 - THENCE North 89 deg. 59 min. 21 sec. West along the North line of said Van Ness Street for 300.12 feet to a 1/2 inch rebar with cap marked "Sheppard 3697" set on the East right of way line of Rogers Street (60 feet wide) for the Southwest corner of said Lot 10, of said Block 8 and of this tract;
 - THENCE North along said East right of way line of Rogers Street for 140.00 feet to a 3/4 inch pipe recovered on the South line of a platted 15 foot wide alley for the Northwest corner of said Lot 10 and of his tract;
 - THENCE East along the South line of said alley at 180.3 feet pass 15.01 feet South of a 3/4 inch iron pipe recovered for the Southeast corner of Lot 4 of Block 8, continue same course for a total distance of 300.19 feet to a 3/4 inch iron pipe recovered on the West right of way line of Alvera Street for the Northeast corner of said Lot 6 and of this tract;
 - THENCE South 0 deg. 01 min. 35 sec. West along said West line of Alvera Street for 140.06 feet to the PLACE OF BEGINNING and containing 0.96 acres of land, more or less.
 - All personal property located on subject real property
 - The North Runnels Hospital District reserves the right to waive, delete or amend any of the requirements with these bids.
 - Bids must be for the real property and all of the personal property located thereon with an amount designated for the real property and an amount designated for the personal property as one unit and not individual items. The bids shall be delivered in writing or mailed, signed by the bidder or an authorized representative, and enclosed in a sealed envelope to North Runnels Hospital District, % Teresa Walden P O Box 185 500 S. Main Winters, TX 79567. All bids shall be plainly marked "SEALED BID TO PURCHASE REAL PROPERTY." Bids must be received by

December 13, 2024 at 4pm, and any bid received after that time will not be considered.
- The North Runnels County Hospital Board of Directors will publically open, read and tabulate the bids at 6:00pm on Monday December 18, 2024, 500 S. Main Winters, TX 79567.
- To view the full description of the sealed bid information, go to www.northrunnelsmedicalcenter.com

The sale of Property shall be awarded, at the discretion of the North Runnels Hospital District Board of Directors, to the bidder submitting a bid in accordance with the terms outlined below,

It is the intent of the North Runnels Hospital District Board of Directors to sell the Property based on the best value bid that is submitted. If in the judgement of the North Runnels Hospital District Board of Directors, the bids submitted do not represent the fair value of the Property, the Board of Directors reserves the right to reject any and all bids. Should any bid be accepted, payment shall be made by earnest money deposit, subject to closing, and shall be deposited with the North Runnels Hospital District or designated escrow agent by cashier's check or money order payable to the North Runnels Hospital District within three days of the award notice. Provisions of the sale of the Property shall include:

1. For the purchase of the real property and personal property located thereon in "as is" condition;
2. For the conveyance of the Property by special warranty deed and bill of sale;
3. For the Buyer to pay all fees, commissions and costs associated with the closing the sale of the Property;
4. For the Buyer to assume all responsibility or liability for any environmental condition affecting the Property, or any clean-up or remediation that may be required by law;
5. Execute Contract for Sale and Purchase of real property and personal property

The Property will be sold "as is" with no warranties or representations and a bill of sale to suitability for any particular use. Conveyance of the Property will be by special warranty deed. By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the North Runnels Hospital District, Winters, TX and the Hospital's respective employees and representatives for the award of damages or attorney fees, arising out of or in connection with the administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any requirements under this Notice, acceptance or rejection of any bids and award of the bid.

By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from the North Runnels Hospital District, or any of the Hospital's employees and representatives under any of the provisions of the Texas Uniform Declaratory Judgements Act ((Texas Civil Practice and Remedies Code, Section 37.001, et.seq., as amended). The bidder acknowledges and agrees that this is the intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and the North Runnels Hospital District.

By execution and submission of this bid, the bidder hereby represents and warrants to the North Runnels Hospital District that the bidder has read and understands this Notice of Bid Opening and that the bid is made in accordance with the terms stated herein. Bidder acknowledges that it understands all terms herein, which include the waiver provisions, and that it had the right to consult with counsel regarding all applicable documents.