

Highway 276 Self Storage

2740 State Highway 276, Suite 100

Rockwall, Texas 75032

Phone Number: 972-772-5162

AUCTION RULES

November 6, 2026

01. BIDDER REGISTRATION:

Registration will begin at 9:00 am day of Auction. All bidders must register a signed bidder agreement with the facility prior to bidding. A bidder's deposit of \$100.00 cash is required in order to receive a bidding number. If bidder does not win a bid at auction, the deposit will be immediately returned to the bidder at the conclusion of the auction when they return their bidding number. If the bidder wins a bid at auction, the bidder's deposit will automatically become the Cash Deposit for the bidder's first winning bid (see Item 4 below). The facility owner, manager and employees are eligible to bid without registration.

02. PAYMENT:

All payments will be made to Highway 276 Self Storage and must be made by **cash, cashier's check, or money order** immediately following the conclusion of the sale. Credit Card payments **will not be accepted** for winning bids. If payments are not made in full within 15 minutes of the conclusion of the sale, the facility in its sole discretion may sell the items to the next highest bidder at the last bid that bidder made, or the facility may sell the goods to any other person at the second highest bidder's bid price. **All items are sold "as-is" with no representations or warranties.**

03. REMOVAL OF ITEMS:

All items must be removed from the unit by the winning bidder within 48 hours or **by 12:00 p.m. (Noon), Sunday, November 8, 2026**, whichever occurs 1st.

04. DEPOSIT:

A cash deposit of \$100.00 is required at the time of payment of the winning bid of each unit. The deposit will be refunded at start of business on **Monday, November 9, 2026** only after payment in full is received and all other conditions of this bidder's agreement are satisfied.

05. ABANDONMENT:

Any items not removed by **12:00 p.m. (Noon) on November 8, 2026** will be deemed abandoned and will no longer be the property of the highest bidder. In the event this occurs, any items considered abandoned may be discarded, donated, or sold with all proceeds going to the facility owner. Any unit deemed abandoned due to failure to comply with any of these outlined requirements will automatically forfeit their cash deposit to the facility owner.

06. INSPECTION:

The extent to which contents may be inspected prior to bidding is as follows: On a unit-by-unit basis, units will be unlocked and opened at the time of auction. Units may be visually inspected to the extent available without touching, repositioning, opening, moving, or removing any items from the unit.

07. TENANT RIGHT OF REDEMPTION:

All sales are subject to the right of the tenant of the unit to redeem their property, by payment in full of all outstanding charges, any time prior to the gavel falling at the auction sale.

08. LIENHOLDER RIGHT OF REDEMPTION:

All sales are subject to the rights of owners and lienholders of vehicles, trailers, boats, and outboard motors to redeem the property, by payment in full of all outstanding charges, immediately prior to the gavel falling.

09. SECURING UNIT AFTER AUCTION:

It is the responsibility of the winning bidder to immediately put their lock on the unit. The facility reserves the right to overlock the unit until payment in full has been received. **FACILITY IS NOT RESPONSIBLE FOR ITEMS TAKEN FROM THE UNIT AFTER THE SALE.**

10. CLEANING OUT UNIT:

All units must be left "broom" clean with all items removed no later than the deadline stated above (See Item 3). All deposit amounts shall be retained if the unit is not left in this state. There is one (1) blue dumpster available on property for use by the buyers if needed – Please see management for the location of this dumpster. All other dumpsters on property may **NOT** be used by buyers. Failure of buyers to abide by this or any other sale term will result in forfeiture of all deposits paid, the charging of additional fees if deemed necessary by the storage facility management, and denial of future bidding rights.

11. REJECTION OF BIDS/WITHDRAWAL OF PROPERTY:

This facility reserves the right to place a minimum bid on any auction item or unit or reject any bid. All sales are subject to the right of the facility to pull all or part of the property from the sale of the item, batch, or unit for any reason.

12. SALES TAX:

Sales tax will be collected on the sale price unless no tax is due (such as in the sale of a vehicle or boat, or when the buyer provides a lawful exemption or resale certificate on state comptroller forms).

13. PERSONAL ITEMS – PLEASE RETURN:

All winning bidders are requested to contact the facility and return any items that may later be found which may be of a personal nature (such as scrapbooks, pictures, marriage certificates, legal documents, etc.)

14. ADDITIONAL RULES ANNOUNCED AT AUCTION START:

15. In exchange for being allowed to view and bid at the auction, the undersigned, to the maximum extent permitted by law, releases any auctioneer, the property owner, its manager, agents, employees, officers, shareholders and directors from any and all claims, causes of action or damages of any type arising in any way out of the use or entry onto the property or the auction.
