ROPES INDEPENDENT SCHOOL DISTRICT

From the Office of Superintendent of Schools, Dade Cosby

304 Ranch Road Ropesville, TX 79358 • 806-562-4031 • www.ropesisd.us

November 2, 2026

Levelland & Hockley County News Press
711 Austin St
Levelland, Tx 79336

Dear Sir or Madam:

Please run the following Notice on November 4 and 11, 2026:

LEGAL/PUBLIC NOTICE

NOTICE OF INTENT TO SELL REAL PROPERTY AND INVITATION TO BID

The Board of Trustees of the Ropes Independent School District hereby gives notice to the general public that the District will receive sealed bids from persons interested in purchasing the tract of real property and improvements located at 1001 and 1003 Ellington Avenue, City of Ropesville, Hockley County, Texas, more particularly described as follows:

Surface only, including improvements:

All of Lots Five (5) and Six (6), Block Thirteen (13), Evans Addition to the Town of Ropesville, Hockley County, Texas, Recorded in Deed Record 10, Page 250.

Interested parties may contact Dade Cosby, Superintendent, Ropes ISD, 304 Ranch Road, Ropesville, TX 79358, phone number (806) 562-4031, to arrange for inspection of the Property. This tract containing the two residential improvements known as 1001 Ellington Avenue and 1003 Ellington Avenue is being offered as a single tract. No separate bids for the residential improvements on the tract will be considered.

Interested bidders may obtain a bid packet from Dade Cosby or from the District's website at www.ropesisd.us The bid packet contains: a description of the Property, bid instructions and the District's "Contract of Sale." Bidders shall return a completed bid and "Contract of Sale," with the required earnest money, in a sealed envelope marked "Real Property Bid, 1001 and 1003 Ellington Avenue." Mail sealed bids to Ropes ISD, 304 Ranch Road, Ropesville, TX 79358, or deliver by hand to 304 Ranch Road, Ropesville, TX 79358. Sealed bids will be received until **3:00 p.m. on Tuesday, December 1, 2026** (the "deadline").

Normal school business hours are 8:00 a.m. – 4:00 p.m. on Monday through Fridays, but the school will be closed in observance of the Thanksgiving holidays on November 23 - November 27. All bids received at or prior to the deadline will be opened and read aloud at the above address immediately following the deadline to submit bids. The District Administration intends to present bids to the Board of Trustees for review and possible approval of the highest acceptable bid no later than 30 days following the bid deadline.

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Bids must be based on a lump sum cash payment (net of all closing costs), payable at closing, not more than 30 days following approval of the sale by the Board of Trustees, unless otherwise agreed. Bidders will be responsible for arranging any desired surveys, title insurance, inspections of the premises, and all other "closing costs" without cost to Ropes ISD. Bids that specify other terms may be deemed non-responsive and may be rejected at the District's discretion. Bids received by fax machine, email or in any other electronic form shall NOT be considered. **ROPES INDEPENDENT SCHOOL DISTRICT RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS OR TO WAIVE ANY IRREGULARITIES.**

WAIVER OF CLAIMS: BY TENDERING A BID TO THIS INVITATION, THE BIDDER ACKNOWLEDGES THAT BIDDER HAS READ AND FULLY UNDERSTANDS THE REQUIREMENTS FOR SUBMITTING A BID AND THE PROCESS USED BY THE DISTRICT FOR SELECTING A BEST BIDDER. FURTHER, BY SUBMITTING A BID AND HAVING ITS BID CONSIDERED, THE BIDDER FULLY, VOLUNTARILY AND UNDERSTANDINGLY WAIVES AND RELEASES ANY AND ALL CLAIMS AGAINST THE DISTRICT AND ITS TRUSTEES, OFFICERS, AGENTS AND EMPLOYEES THAT COULD ARISE OUT OF THE ADMINISTRATION, REJECTION, EVALUATION, RECOMMENDATION OR SELECTION OF ANY BID SUBMITTED IN RESPONSE TO THIS INVITATION TO BID.

Sincerely,

Dade Cosby
Superintendent