

** 2018 TAX SALE **

SALE DATE - SATURDAY, April 21, 2018
BIDDER REGISTRATION - 8:30 AM TO 9:30 AM
AUCTION BEGINS AT 9:30 AM
HELD AT THE GENESEE VALLEY SCHOOL
1 JAGUAR DRIVE (OFF COUNTY RD 48) BELMONT, NY

RELEASED MARCH 2018
ALLEGANY COUNTY TREASURER
7 COURT STREET
BELMONT, NY 14813
PHONE: (585)268-9289

GENERAL INFORMATION:

- * The Allegany County Treasurer offers the following parcels of property for sale at a **public auction**.
- * The County obtained title to these properties in accordance with the procedures of Article 11 of Real Property Tax Law of the State of New York.
- * All parcels offered for sale are sold "as is" with no representation as to the status of the title, Allegany County **DOES NOT** offer public inspection of these properties.
- * Allegany County will not grant access to the buildings located on the premises for any purpose. The successful bidders shall have no right to inspection prior to recording of deed, as all properties are sold "as is" as of the date of recording the title.
- * Allegany County can only sell real property that has been assessed; no personal property is included in the sale.
- * Allegany County will provide a quit-claim deed to each parcel which will contain the following language:
The County of Allegany and the Allegany County Treasurer shall in no event be or become liable for any defects in or encumbrances of liens on the title hereby conveyed for any cause whatsoever. No claim or demand of any nature that arises from this sale or any of the proceedings leading hereto shall ever be made against the County of Allegany or the Allegany County Treasurer.
- * Allegany County will not provide an abstract of title or title insurance and does not warrant that the title is insurable.
- * Successful bidders will become responsible for all other taxes levied beginning with the 2018-19 village tax (June), if applicable, and 2018-19 school taxes (September). Successful bidders also assume responsibility for evicting occupants, if any.
- * **We advise that you search each property that you are interested in for judgments, liens, mortgages, etc.** This can be done in the Allegany County Clerk's office.
- * The assessment information provided herein is for the convenience of a potential bidder. The County does not warrant that it is free from clerical error. All information should be checked against the official assessment rolls available in the Allegany County Real Property Tax Department.
- * **ALL BIDDERS ARE URGED TO CONSULT AN ATTORNEY BEFORE SUBMITTING A BID.**
- * This will be an auction sale. However, for those unable to attend the auction, the County Treasurer will accept sealed bids up to 5:00 PM on April 20th, 2018. See attached bid form for additional information.
- * **The required MINIMUM BID for the auction is \$150.**
- * Please note that the highest sealed bid, per property, will be considered the **MINIMUM** opening bid for such parcel at the public auction.

TERMS OF PUBLIC AUCTION SALE ARE AS FOLLOWS:

- * **Bidder shall be responsible for the payment of a BUYER'S PREMIUM representing 11% of the accepted price in addition to the accepted purchase price, 2018 taxes, and closing fees of \$183 for residential properties or \$308 for commercial or vacant property; closing fees are subject to change.**
- * At the time of the sale auction, each successful bidder shall give a deposit of cash, certified check or equivalent for **TEN PERCENT (10%)** of the high bid price **OR \$150.00 whichever is greater**.
- * Successful bidders, whether by sealed bids or by public auction, shall be required to pay the balance of the purchase price, including Buyer's Premium (11%), current years taxes and any recording costs, within ten (10) days from the date of the sale. At the sale you will receive a letter from the Allegany County Treasurer stating that such bid is accepted, conditioned upon and subject to the express approval by resolution of the County Board of Legislators. Payment for the balance shall be made by cash, certified check or equivalent. Credit Cards will be accepted on the day of auction only. **NO PERSONAL CHECKS will be accepted.**
- * If the highest bidder fails to fulfill their obligation, the County Treasurer will consider offers from the Allegany County Land Bank first and then the second bidder shall be notified and be given the opportunity to tender the high bid price to the County. The second bidder shall only be notified if the Land Bank fails to submit an offer. If the second highest bidder fails to tender the high bid price, then the parcel shall be placed on a leftover sealed bid list.
- * If the buyer owes any delinquent taxes on any other properties within the County of Allegany, the County of Allegany will not close the transaction until such taxes are paid in full, and if the taxes are not paid in full within 10 days from the auction date, the County of Allegany may cancel the sale to the Buyer and the Buyer's deposit and the Buyer's premium will be retained by the County as liquidated damages. (passed by W&M's 2/19/2014)
- * If the purchaser shall fail to pay the balance of such purchase price, including the Buyer's Premium, current year's taxes and any recording costs within the ten (10) day period, the bid deposit shall be forfeited and shall be retained by the County.
- * Any person who fails to complete a purchase may be disqualified from participating in future County tax auctions as a non-responsible bidder as determined by the County Treasurer.
- * All employees and immediate families of Allegany County Legislators, the auctioneers' service, and the following County offices are forbidden to purchase properties at tax auction: Treasurer's Office, County Attorney's Office, Real Property Tax Office, County Administrator's Office and the Clerk of the Board's Office.
- * All bids, whether by sealed bid or through public auction, shall be subject to final approval by the Allegany County Board of Legislators. If the County Board of Legislators does not approve such sale, the purchase price paid shall be returned without interest to such purchaser.
- * The Board of Legislators shall maintain the right to reject any and all bids, at their sole discretion, for any reason whatsoever.
- * The contents of the tax sale list are subject to change.