

St. Lawrence County- Tax Foreclosed Real Estate #25909
Auction Opens: Sat, Sep 11 12:00pm ET

Auction Closes: Sat, Sep 25 10:00am ET

Lot	Title	Lot	Title
0000	YOU CANNOT BID UNTIL...	0041	400 Cr 30, Lisbon
0001	Off Small Rd, Brasher	0044	Sh 131, Louisville
0002	Maple Ridge Rd, Brasher	0045	Off Cr 39, Louisville
0004	9,11 Main St, Brasher	0046	153 Kingsley Rd, Louisville
0005	Keenan Rd, Brasher	0047	Off Sh 58, Macomb
0006	Quinell Rd, Brasher	0048	101 Hall Rd, Macomb
0007	Hopson Rd, Brasher	0050	49 Roosevelt St, Massena
0008	Lalonde Rd/abandoned, Brasher	0051	74 Ames St, Massena
0009	Off Irish Settlement Rd, Canton	0053	153 Water St, Massena
0010	Off CR 21, Canton	0054	159 Main St, Massena
0011	Cr 60, Clifton	0055	228 E Orvis St, Massena
0012	River Rd, Clifton	0056	6 Talcott St, Massena
0013	937 Cr 60, Clifton	0057	8,10 Talcott St, Massena
0014	4408 SH 3, Clifton	0058	377 S Main St, Massena
0015	2 Front St, Clifton	0059	387 S Main St, Massena
0018	20 Elm St E, Clifton	0060	231 N Main St, Massena
0019	Forbes Ave, Clifton	0061	3 Sycamore St, Massena
0020	4326 SH 3, Clifton	0062	34 Malby Ave, Massena
0021	27 Front St, Clifton	0064	10 Woodlawn Ave, Massena
0022	11 Symonds Sq, Colton	0065	18 Amherst Rd, Massena
0024	Off Maple Ridge Rd, Dekalb	0066	99 Jefferson Ave, Massena
0025	4385 Cr 10, De Peyster	0067	49 N Main St, Massena
0026	Spile Bridge Rd, De Peyster	0068	40,42 Woodlawn Ave, Massena
0029	193 Doane Rd, Fowler	0069	8 East Ave, Massena
0030	Off Little York Rd, Fowler	0070	Dana St, Massena
0031	Off Dublin Ave, Fowler	0071	50 Maple St, Massena
0032	36 Beckwith St, Gouverneur	0072	49 Highland Ave, Massena
0034	Off Hermon Rd, Gouverneur	0073	22,24 Main St, Massena
0035	Cr 6, Hammond	0074	170 Park Ave, Massena
0036	Woods Rd, Hermon	0075	204 E Orvis St, Massena
0037	179 Morraw Rd, Hermon	0076	25 Grant St, Massena
0038	Off Fountain Rd, Hopkinton	0077	831 Hammill Rd, Massena
0040	32 Church St, Lisbon	0078	184 Cr 37, Massena

Lot	Title
0083	982 N Racquette River Rd, Massena
0084	1005 Scotch Bush Rd, Morristown
0085	700 Gouverneur St, Morristown
0086	104 Morris St, Morristown
0087	Cedar St, Norfolk
0089	Off Grantville Rd, Norfolk
0090	69 W Main St, Norfolk
0091	Off Grantville Rd, Norfolk
0092	28 State St, Oswegatchie
0093	Lot 93 & 94- 6 Water St, Oswegatchie
0095	4639 Sh 37, Oswegatchie
0096	575 Lost Village Rd, Oswegatchie
0097	Sh 812, Oswegatchie
0098	214 Haggert Rd, Oswegatchie
0100	354 Main St, Piercefield
0102	31 Cloe Rd, Pierrepont
0103	93 Butternut Ridge Rd, Pierrepont
0104	Root Rd, Pierrepont
0107	31 Morgan St, Potsdam
0108	CR 35, Potsdam
0109	1255,1259 Morley Potsdam Rd, Potsdam
0110	39 Sisson Rd, Potsdam
0112	Collins Rd, Potsdam
0114	Lot 114,115,116 - Off Prestle Street Rd, Russell
0117	25 Cr 17, Russell
0119	Lot 119,120 - 912 Sh 11B, Stockholm
0121	437 Mccarthy Rd, Stockholm
0124	2970 SH 345, Waddington
0125	Old State Rd, Canton
0126	701 Maple Ridge Rd, Dekalb
0127	Maple Ridge Rd, Dekalb
0131	53 Brighton St, Massena
0132	Lot 132-133 236 Barnhart Rd, Massena
0134	253 Marsh Rd, Norfolk
0135	710 Cr 17, Russell

GET APPROVED TO BID Registration Closed

****IF YOU ARE A SUCCESSFULL HIGH BIDDER ON 9/25 PLEASE DO NOT CALL OUR OFFICE. WE WILL REACH OUT TO YOU DIRECTLY. IF YOU NOTED YOU WOULD BE PAYING YOUR DEPOSIT WITH A CREDIT CARD, WE WILL CALL YOU ON THE PHONE NUMBER YOUR PROVIDED AT REGISTRATION. IF YOU NOTED YOU WOULD BE PAYING YOUR DEPOSIT DIRECTLY AT THE TREASURER'S OFFICE, WE WILL SEND YOU AN EMAIL WITH YOUR DEPOSIT AMOUNT, AFTER THE AUCTION!**

Internet Bidding Questions: Please contact Auctions International, Inc. Customer Service at (800) 536-1401 option 2

Questions Regarding "Online Bidder Registration Packet" : Please contact RJ Klisiewicz at (800) 536-1401 x 110

ATTENTION: PLEASE READ THESE CAREFULLY. THERE ARE IMPORTANT CHANGES FROM PRIOR YEARS! AUCTION TERMS AND CONDITIONS INTERNET TERMS: (in addition to standard terms below)

1. Bidder Paperwork. Download the "Internet Bidder Registration Packet" by visiting the following webpage, <http://www.auctionsinternational.com/liveauctions>, complete all required information areas where highlighted by printing and signing legibly. All completed paperwork must be received by the office of auctioneer/broker no later than 4:00PM on September 22, 2021. **NO EXCEPTIONS.**

2. INTERNET BIDDING, through our Provider, is offered as a service to our customers, and bidders shall not hold St. Lawrence County and/or Auctions International, Inc. responsible for any failure due to bidder hardware/software or the loss of internet connection, by the Provider.

STANDARD TERMS: Please take notice, the below said Terms and Conditions may be subject to change due to Judicial Order of the Court.

Parcels to be Sold

1. The properties contained in this booklet are offered for sale to the highest bidder by the St. Lawrence County Treasurer. Some parcels listed in this book may be withdrawn from the sale prior to the date of the auction and, therefore, may not be available for sale at the auction.

Parcels Sold as is

2. (a) There are absolutely no representations made by the County, any of the County personnel or Auctions International staff as to the quality of title, lot size, the existence of improvements or the condition of improvement, if any, with respect to any parcel to be auctioned. Buildings have not been inspected for the presence of lead paint or asbestos, or for their structural condition. All parcels are sold AS IS. Purchasers assume all risks associated with the parcels. The County will convey by quitclaim deed only. All bidders are urged to consult an attorney before submitting a bid herein. (b) All real property, including any buildings thereon, is sold "as is" and without any representation or warranty whatsoever as to the condition of the property or title and subject to:

A. Any statement of facts an accurate survey or personal inspection of the premises would disclose;

B. Applicable zoning, land use, and building laws and regulations;

C. Federal and state taxes, liens and judgments of record;

D. Easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the tax, the non-payment of which resulted in the foreclosure in which St. Lawrence County acquired title. (c) All informational materials, such as slides, tax maps, deeds, photos, auction listings, auction catalogs, property record cards, etc., are for identification purposes only and are neither a guarantee nor a warranty as to location, dimensions, parcel use and/or size, or anything else. THE COUNTY, ITS EMPLOYEES, ITS OFFICERS AND ITS AGENTS, TO INCLUDE THE AUCTIONEER, AND THE AUCTION COMPANY MAKE NO WARRANTY EXPRESSED OR IMPLIED IN CONNECTION WITH THIS SALE.

Bidder Registration

3. All bidders are required to register and provide suitable personal identification prior to the online auction. Auctioneer reserves the right to decline the registration if identification is not sufficient. Individuals acting on behalf of others, must produce a "Power of Attorney" duly executed and notarized. If you do not have the signed, notarized form, you will not be able to bid for them. Incorporated entities (Inc., Corp., LLC, etc.) are required to provide AT REGISTRATION: 1) a copy of the state entity incorporation

filing receipt, 2) EIN number and 3) a corporate resolution duly embossed with incorporation seal authorizing the registrant to purchase the real property for said entity. Delinquent Tax Payers⁴. Any bidder who owns property in St. Lawrence County, and is delinquent in their taxes, shall be prohibited from bidding at the auction. The term delinquent is defined as prior year tax delinquency. No other person who may be acting as an agent of this bidder shall be allowed to bid at the auction. Failure to comply with this provision will be grounds for default and forfeiture of any deposits paid. Buyer's Premium⁵. If paying by credit card, a buyer's premium rate of ten percent (10%) of the bid amount will be calculated in the total contract price. For payments made with cash, good check or certified funds, a discounted buyer's premium of six percent (6%) of the bid amount will be calculated in the total contract price. How Deposit is Paid⁶. \$50.00 or 20% of the high bid price, whichever is greater, in addition to the Buyer's Premium, must be remitted as a down payment by October 4, 2021 upon execution of an Offer to Purchase Form. The deposit must be in credit card (Master Card, DiscoverCard, or Visa), cash, money order, or guaranteed funds made payable to ?SLC Treasurer? and drawn on banks insured by the Federal Deposit Insurance Corporation (FDIC). No exceptions. Purchaser(s) paying by credit card(s) understand and agree(s) that all deposits collected by credit card(s) will be turned over to the St. Lawrence County Treasurer. The Purchaser paying by credit card(s) agrees that they shall NOT attempt a charge back on their credit card(s) used in this/these transaction(s) for any reason whatsoever. In such event that a charge back is initiated by Purchaser and that such attempt is upheld in favor of Auctioneer/St. Lawrence County, Purchaser agrees and authorizes to compensate Auctions International with a \$750.00 recovery fee as a new charge to their credit card(s) without requiring additional Purchaser signature(s). Failure to pay such recovery fee will result in collections action against said Purchaser(s).

CALCULATION OF MINIMUM DOWN PAYMENT REQUIRED IF PAID BY CC (Requirement is the greater of either \$50.00 or 20% of the high bid plus a 10% buyer's premium.)

High Bid

\$200.00

Deposit (20% of Bid)

\$50.00

Buyers Premium (10% of Bid)

\$20.00

Total Deposit

\$70.00

High Bid

\$10,000.00

Deposit (20% of Bid)

\$2,000.00

Buyers Premium(10% of Bid)

\$1,000.00

Total Deposit

\$3,000.00

CALCULATION OF MINIMUM DOWN PAYMENT REQUIRED IF PAID BY CASH OR CERTIFIED FUNDS (Requirement is the greater of either \$50.00 or 20% of the high bid plus a 6% buyer's premium.)

High Bid

\$200.00

Deposit (20% of Bid)

\$50.00

Buyers Premium(6% of Bid)

\$12.00

Total Deposit

\$62.00

High Bid

\$10,000.00

Deposit (20% of Bid)

\$2,000.00

Buyers Premium(6% of Bid)

\$600.00

Total Deposit

\$2,600.00

Payment of the Balance⁷. The entire balance of the purchase price, the buyer's premium, and the fees for recording the deed to the high bidder must be paid by cash or certified bank check to the St. Lawrence County Treasurer by 4:00 p.m. on October 25, 2021. Full payment of the balance of the purchase price, buyer's premium, and the recording fees must be received by the County by October 25, 2021, or the winning bid will be rejected and the deposit will be retained by the County as liquidated damages for failure to complete the purchase. Upon such failure to pay the balance of the purchase price and recording fees in full by October 25, 2021, the County may accept the second highest bid, or reject all bids and resell the parcel. All checks for the balance of the bid amount must be made payable to the St. Lawrence County Treasurer. Payment of Recording Fees Required⁸. In addition to the bid price, the bidder must pay by a separate check, at the same time of the payment of the balance of the bid price, the following recording fees to pay for recording the deed: A. \$185 Recording fee for all residential parcels (Property Class 200's) and Agricultural parcels (Property Class 100's) B. \$310 Recording fee for all other parcels (Property Class 300's thru 900's) All checks for recording fees must be made payable to the St. Lawrence County Clerk. Recording and Delivery of Deed⁹. The County Treasurer will record the deed after the balance of the bid due to the Treasurer and the recording fees are paid. Title shall pass upon recording of the deed. Delivery and acceptance of the deed occurs at that time. The original deed will be mailed to you by the Clerk's office. Possession of the property by the successful bidder is strictly forbidden until such time as the deed is recorded. Buyer's Taxes¹⁰. The first tax owed by the purchaser will be the January 2022 Town and County tax bill. Quitclaim Deed¹¹. Conveyance to the purchaser will be by quitclaim deed, containing a description of the property as it appeared on the tax roll for the year upon which the County acquired title. Personal Property¹². No personal property is included in the sale of any of the parcels. The lawful disposition of any personal property located on any parcel purchased shall be the sole responsibility of the successful bidder following the recording of the deed. The County cannot guarantee the title or legal status of manufactured homes, if applicable. Please consult an Attorney with any legal concerns. Eviction of Occupants¹³. Eviction of current occupants, if necessary, is solely the responsibility of the successful bidder after recording of the deed. No Assignments¹⁴. The purchaser may not assign the right to complete the sale to another person or entity. All deeds shall identify the grantee(s)

as the successful bidder(s) as registered at the auction. No person who is not registered as a bidder may be placed on the deed as an owner. Agreement to Terms and Power of Attorney 15. All persons registering as bidders at the auction will be required to execute an acknowledgement of and agreement to these terms of the auction and a non-collusion bidding certificate substantially in the following form: By signing this document, I certify that I have received the terms and conditions of the auction and agree to be bound by them. The undersigned bidder(s) certifies and agrees: 1) That the bidder is acting on the bidder's own behalf and is not bidding on the property for the former owner(s) of the property against whom St. Lawrence County foreclosed or acting on the former owner(s) behalf as an agent or representative, and that after the sale, neither the former owner nor any subsidiary or affiliated entity of the former owner will have any legal or equitable interest in or control of the property or the rents or profits derived from the property. 2) That the bidder has no intent to defraud St. Lawrence County of the unpaid taxes, assessment, penalties & charges or any part thereof which has been levied against the property. 3) That neither the bidder nor the bidder's assigns shall convey the property to the former owner(s) against whom St. Lawrence County foreclosed within ten years after auction date and, if such conveyance occurs, with the result that the former owners have evaded the obligation to pay real property taxes on the parcel, the purchaser understands that the purchaser may be found to have committed a fraudulent act. 4) That I hereby appoint Renee Cole, St. Lawrence County Treasurer, or her duly appointed Deputy, to sign, on my behalf, all deeds and other forms required to be filed and recorded in the office of the St. Lawrence County Clerk for any property I (or my agent) purchase at the auction. Dated: _____, 2021 Bidder: _____ Bidder: _____

_____ Bidder: _____ By _____, authorized agent State of New York) County of St. Lawrence) ss.: On the ___ day of _____ in the year 2021, before me the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and (s)he acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument. _____ Notary Public

PDF Version of Auction Terms & Conditions: [CLICK HERE](#)

Local Law Res. No. 252-2020: [CLICK HERE](#)

The signature page of the auction terms and conditions are included in the "[Online Bidder Registration Packet- St Law Co 2021](#)" as well as the "Absentee Bidder Packet"

Buyer's Premium: There is a 6% discounted Buyer's Premium in effect for this auction for payments made with cash or certified funds. A 10% non-discounted buyer's premium will be charged for payments made with credit/debit cards.

11167 Big Tree Rd, East Aurora, NY 14052 -- Phone 800-536-1401 -- Fax 800-569-3334
auctionsinternational.com