

St Lawrence County, NY Tax Foreclosed Real Estate #29744
Auction Opens: Sat, Sep 10 12:00pm ET

Auction Closes: Sat, Sep 24 10:00am ET

Lot	Title	Lot	Title
0000	You Cannot Place Bids Until...	0043	64 S Main St, Hammond
0000A	Test Bidding Here	0047	Off Fountain Rd, Hopkinton
0000B	Auction Terms & Conditions	0048	Elliott Rd, Hopkinton
0001	138 Small Rd, Brasher	0049	3322 SH 11B, Lawrence
0002	1 Smith St, Brasher	0050	1964 SH 11C, Lawrence
0003	443 Jingleville Rd, Canton	0051	Off CR 52, Lawrence
0004	Lot 4 & 5: 51 Churchill St, Canton	0052	6 Basswood Ridge Rd, Lisbon
0006	Lots 6, 7, 8	0053	Off Swamp Rd, Lisbon
0009	Front St, Clifton	0054	22 Sport Club Rd/prvt, Lisbon
0010	940 Cr 60, Clifton	0058	Off Greystone Lane/prvt, Macomb
0011	4863 SH 3, Clifton	0059	2311 SH 310, Madrid
0012	8 Joy St, Clifton	0060	11 Caroline St, Madrid
0013	939 Cr 60, Clifton	0061	4005 CR 14, Madrid
0014	949 Cr 60, Clifton	0063	75 Highland Ave, Massena
0015	Off CR 60, Clifton	0064	Lot 64 & 65, Hubbard Rd, Massena
0016	Cr 60, Clifton	0066	10 Woodlawn Ave, Massena
0017	58 Benson Mines Golf Course, Clifton	0067	104 E Orvis St, Massena
0018	16-18 Elm St E, Clifton	0068	31 Spruce St, Massena
0019	6 Willow St, Dekalb	0069	67 Martin St, Massena
0024	67 Youngs Rd, Fine	0070	22,24 Main St, Massena
0025	40 Beebe Rd, Fine	0071	117 Woodlawn Ave, Massena
0027	Coffin Mills Rd, Fine	0072	17 Grove St, Massena
0028	702 CR 22, Fowler	0073	14 Stearns St, Massena
0029	90 Little York Rd, Fowler	0074	108 N Main St, Massena
0030	17 Riveredge Dr/prvt, Fowler	0075	Grinnell Ave, Massena
0033	69 Pooler St, Gouverneur	0079	311 Main St, Morristown
0034	35 Austin St, Gouverneur	0080	802 Main St, Morristown
0035	15 Waid St, Gouverneur	0082	69 W Main St, Norfolk
0036	219 Johnstown St, Gouverneur	0083	8693 SH 56, Norfolk
0037	46 N Gordon St, Gouverneur	0085	1385 CR 38, Norfolk
0038	1 Mill St, Gouverneur	0086	CR 38, Norfolk
0039	70 Trinity Av, Gouverneur	0087	73 Rensselaer St, Oswegatchie
0041	936 CR 12, Gouverneur	0088	Lost Village Rd, Oswegatchie

Lot	Title
0092	494 Orebed Rd, Pierrepont
0093	32 Ridge St, Potsdam
0094	3 Bernard Ave, Potsdam
0097	11 Pleasant St, Potsdam
0099	440 Blanchard Rd, Potsdam
0100	Off Sweeney Rd, Potsdam
0101	6759 USH 11, Potsdam
0102	98 Sissonville Rd, Potsdam
0103	34 Sisson Rd, Potsdam
0104	Lot 104 & 105- 2076 CR 27, Russell
0106	1212 North Woods Rd, Russell
0107	Lot 107 & 108, 309 Pyrites Russell Rd, Russell
0109	CR 17, Russell
0110	266 Sh 420, Stockholm
0111	676 Hatch Rd, Stockholm
0112	Off Old Market Rd, Stockholm
0113	2970 SH 345, Waddington

REGISTRATION IS CLOSED PLEASE DO NOT CONTACT AUCTIONS INTERNATIONAL OR THE COUNTY DURING THE AUCTION CLOSING(S). AFTER THE AUCTION IS CLOSED, AN EMAIL WILL BE SENT OUT TO WINNING BIDDERS WITH 'NEXT STEP' INSTRUCTIONS.

****REMINDER; CREDIT CARDS WILL BE PROCESSED IMMEDIATELY. TRANSACTION RECEIPTS WILL ACCOMPANY YOUR EMAIL 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 call (800) 536-1401 x 111

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 21, 2022. 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 Payers** 4. 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 Premium 5. 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 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 Paid 6. \$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 3, 2022 upon execution of an Offer to Purchase Form. The deposit must be in credit card (Master Card, Discover Card, 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 \$10,000.00 Deposit (20% of Bid) \$2,000.00 Buyers Premium (10% of Bid) \$1,000.00 Total Deposit \$3,000.00 High Bid \$200.00 Deposit (20% of Bid) \$50.00 Buyers Premium (10% of Bid) \$20.00 Total Deposit \$70.00

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 \$10,000.00 Deposit (20% of Bid) \$2,000.00 Buyers Premium (6% of Bid) \$600.00 Total Deposit \$2,600.00 High Bid \$200.00 Deposit (20% of Bid) \$50.00 Buyers Premium (6% of Bid) \$12.00 Total Deposit \$62.00

Payment of the Balance 7. 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 24, 2022. Full payment of the balance of the purchase price, buyer's premium, and the recording fees must be received by the County by October 24, 2022, 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 24, 2022, the County may accept the next 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 Required 8. 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 Deed 9. 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 Taxes 10. The first tax owed by the purchaser will be the January 2023 Town and County property tax bill.

Quitclaim Deed 11. 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 Property 12. 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 Occupants 13. Eviction of current occupants, if necessary, is solely the responsibility of the successful bidder after recording of the deed.

No Assignments 14. 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: [THIS FORM IS A PART OF THE ONLINE BIDDER REGISTRATION PACKET, PAGE #14](#)

Buyer's Premium: A 10% buyer's premium will be added to invoices paid by credit card (VISA, MC, Disc.) A 6% buyer's premium will be added to invoices paid by cash or certified funds.

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auctionsinternational.com