

Allegany County- Tax Foreclosed Real Estate #30258

Auction Opens: Thu, Oct 20 12:00pm ET

Auction Closes: Thu, Nov 3 10:00am ET

Lot	Title	Lot	Title
0000A	You Cannot Place Bids Until...	0032	Saunders Rd, Belfast
0000B	Test Bidding Here	0033	8717 County Road 16, Birdsall
0000C	Auction Terms & Conditions	0034	121 N Main St, Bolivar (V)
0001	5228 Kenyon Rd, Alfred (T)	0035	111 N Main st, Bolivar (V)
0002	5827 St Rte 417, Alma	0036	Horse Run Rd, Bolivar (T)
0003	1799 Alma Hill Rd, Alma	0037	Mead Hollow Rd, Bolivar (T)
0004	1321 Co Rd 18, Alma	0038	St Rt 417 W, Bolivar (T)
0005	371 Co Rd 18, Alma	0039	Co Rd 33, Bolivar (T)
0006	59 Main St, Almond (V)	0040	7811 St Rt 417 W, Bolivar (T)
0007	Removed	0041	1398 Kansas Hollow Rd, Bolivar (T)
0008	Karr Valley Rd, Almond (T)	0042	Co Rd 33, Bolivar (T)
0010	11 Milton St, Amity (V)	0043	18 Bennett St, Burns (V)
0011	John St, Amity (V)	0044	7 Jackson St, Burns (V)
0012	9 Pike Ave, Amity (V)	0045	Main St, Burns (V)
0013	10 Milton St, Amity (V)	0046	County Road 49, Caneadea
0014	8 Whitney Ave, Amity (V)	0047	8782 Co. Rd. 40, Clarksville
0015	North St, Amity (V)	0048	8720 Co. Rd. 40, Clarksville
0016	Cemetery Hill Rd, Amity (T)	0049	3475 Moulton Rd, Clarksville
0017	5030 Scio Rd, Amity (T)	0050	3114 Wolf Creek Rd, Clarksville
0018	4698 Plumbottom Rd, Amity (T)	0051	3815 Summit Rd, Clarksville
0019	5344 Belvidere Rd, Amity (T)	0052	Stout Rd, Cuba (T)
0020	Scio Rd, Amity (T)	0053	39 Queen Anne St, Friendship
0021	Baker St, Andover (V)	0054	Sleepy Hollow Rd, Friendship
0022	41 Water St, Andover (V)	0055	7617 McCarthy Rd, Friendship
0023	Water St, Andover (V)	0056	5065 Echoing Pine Rd, Friendship
0024	5 Dyke St, Andover (V)	0057	4164 Blouvet Rd, Friendship
0025	641-2 St Rt 417, Andover (T)	0058	13 Elm St, Friendship
0026	Lamont Rd , Angelica (T)	0059	16 W Water St, Friendship
0027	7980 Emery Rd, Angelica (T)	0060	8 Linwood Ave, Friendship
0028	5674 Bailor Rd, Angelica (T)	0061	5 W Main St, Friendship
0029	Removed	0062	40 W Queen Ann St, Friendship
0030	Removed	0063	14 W Water St, Friendship
0031	23 Main St, Belfast	0064	16 S South St, Friendship

Lot	Title
0065	REMOVED
0066	4302 State Route 275, Friendship
0067	5 N Maple Ave, Friendship
0068	8 W Main St, Friendship
0069	36 E Main St, Friendship
0070	1397 Portville-Obi Rd, Genesee
0071	8236 Willowbrook Rd, Genesee
0072	North Valley Dr, Genesee
0073	North Valley Dr, Genesee
0074	North Valley Dr, Genesee
0075	North Valley Dr, Genesee
0076	Bells Brook/Ever Gray Rd, Genesee
0077	Kemp-Shaw Rd, Granger
0078	Swain Hill Rd, Grove
0079	21 Main St, Hume
0080	35 Main St, Hume
0081	10934 Mills Mills Rd, Hume
0082	Removed
0083	Depot St, New Hudson
0084	Punky Hollow Rd, New Hudson
0085	Removed
0086	5753 Bolivar Rd, Scio
0087	Removed
0088	4393 River St, Scio
0089	River St, Scio
0090	Main St, Scio
0091	3814 Riverside Dr, Scio
0092	Drum Rd, Scio
0093	4440 West Sciota St, Scio
0094	State Route 244, Ward
0095	3795 Dry Brook Rd, Ward
0096	Dry Brook Rd, Ward
0097	Removed
0098	232 Scott Ave, Wellsville (V)
0099	286 Scott Ave, Wellsville (V)
0100	227 Madison St, Wellsville (V)
0101	25 Grover St, Wellsville (V)
0102	38 Elm St, Wellsville (V)
0103	Removed
0104	148 S Broad St, Wellsville (V)
0105	86 Hanover St, Wellsville (V)
0106	573 Scott Ave, Wellsville (V)
0107	3265 Williams Grv, Wellsville (T)

Lot	Title
0108	Removed
0109	Niles Hill Rd, Wellsville (T)
0110	268 E State St, Wellsville (T)
0111	3005 Madison Hill Rd, Wellsville (T)
0112	1029 St Rt 19, Willing
0113	482 St Rt 19, Willing
0114	Murphy Rd, Willing
0115	3378 St Rte 275 E Notch Rd, Wirt (T)
0116	3524 Roberts Rd, Wirt (T)
0117	Fish Rd, Wirt (T)
0118	Monahan Rd, Wirt (T)
0119	Removed

REGISTRATION IS NOW CLOSED

PLEASE DO NOT CONTACT AUCTIONS INTERNATIONAL OR THE COUNTY DURING THE AUCTION CLOSINGS. AFTER THE AUCTION IS CLOSED, AN EMAIL WILL BE SENT OUT TO WINNING BIDDERS WITH 'NEXT STEP' INSTRUCTIONS. **REMINDER: CREDIT CARD DEPOSITS 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

It is advised to check with the local municipalities on the status of the properties regarding code enforcement issues, back utilities, etc. We are only selling the properties as-is, without inspections, and assume no liability for their current conditions.

2022 Allegany County Tax Sale Terms and conditions

ONLINE-ONLY AUCTION DATES: OCTOBER 20 - NOVEMBER 3, 2022

ONLINE AUCTION SALE ONLY at: www.alleganycoauction.com (www.auctionsinternational.com)

BIDDER REGISTRATION: online at www.alleganycoauction.com (www.auctionsinternational.com)

ONLINE AUCTION START: Thursday, October 20, 2022 at 12pm

ONLINE BIDDER REGISTRATION PACKET DUE: Monday, October 31, 2022 at 4pm

ONLINE AUCTION CLOSING: Thursday, November 3, 2022 starting at 10am

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 2023 County/Town tax. This bill will not be issued in the successful bidder?s name. Bidders must contact the Town tax collector in January 2023 for a copy. This bill may include relevied 2022-23 village tax (June), if applicable, and 2022-23 school taxes (September). Successful bidders will also be responsible for any unpaid utilities owed to the municipality. Bidders should contact the municipalities to review any unpaid municipal utilities such as water, sewer and/or electric, etc. Successful bidders also assume responsibility for evicting occupants, if any.

We advise that a title search is done on 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/Auctions International, 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.
The required MINIMUM BID for the auction is \$150.

TERMS OF PUBLIC AUCTION SALE ARE AS FOLLOWS:

BIDDER REGISTRATION:

Bidding Registration Paperwork Download the "Online Bidder Registration Packet" by visiting the following webpage, <http://www.auctionsinternational.com/liveauctions> or www.alleganycoauction.com complete all required information areas where indicated by printing, signing legibly, and returning originals to the office of the auctioneer/broker no later than 4:00 PM on Monday, October 31, 2022. NO EXCEPTIONS. If the Auctioneer does not receive these documents by October 31, 2022, you will NOT be able to bid. In addition to the Bidder Registration Packet, all interested bidders will be required to create an online bidder account at the following webpage, <https://www.auctionsinternational.com/register>. Please utilize the promotional code ALLEGANY22 on Step 1 of 2 to waive the website registration fee. Once the Auctioneer receives your completed bidder registration packet, it will be reviewed for completeness. Only then, will your online bidding account be given bidding privileges to the Allegany County auction. **Please note, if you do not have internet access, we can provide you with an "Absentee Bidder Packet" please call (716) 656-1400 x111 for more details.

PAYMENT TERMS: Bidder shall be responsible for the payment of a BUYER'S PREMIUM representing 6% of the accepted high bid price in addition to the accepted high bid price, 2022 taxes, and closing fees of \$183 for residential properties or \$308 for commercial or vacant property; closing fees are subject to change.

DEPOSIT PAYMENT DUE: Bidders must note on their bidder registration packet which deposit payment method they will be electing to utilize: Debit/Credit Card OR Cash/Certified Check at the County Treasurer's Office. Each successful bidder shall give a deposit of TEN PERCENT (10%) of the high bid price (OR \$150.00 whichever is greater) PLUS the 6% buyer's premium.

Credit/Debit Card Deposit payments: can/will be collected thereof immediately on the day of the auction closing, as each property closes.

Any payments made with a Credit/Debit Card will incur an additional 4% "processing/convenience" fee calculated on the total amount charged to the card. Credit/Debit Card Deposit Payment Example:

Bid: \$10,000.00	10% Deposit: \$1,000.00	6% Buyer's Premium: \$600
X 4%	Total amount ran on CC: \$1,664.00	

Cash/Certified Check payment: Bidders who elect to make their deposit payment directly to the County Treasurer's Office can do so on the following dates ONLY: Monday, November 7th & November 9th.

NO PAYMENTS WILL BE ACCEPTED ON Friday, November 4th OR Tuesday, November 8th. No personal or business checks will be accepted! PLEASE PLAN ACCORDINGLY!

FINAL BALANCE: Successful bidders shall be required to pay the balance of the purchase price, including Buyer's Premium, current year's taxes, and any recording costs, by 4pm on Friday, November 18th, NO EXCEPTIONS! All sales are conditioned upon and subject to the express approval by resolution of the County Board of Legislators.

If the highest bidder fails to fulfill their obligation, the second bidder shall be notified and be given the opportunity to tender the high bid price to the County. If the second highest bidder fails to tender the high bid price, then the parcel shall be placed on a leftover 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 (spouse, parent, step-parent, child, step-child or household member) of 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, as well as the Board of Legislators and their immediate families.

All bids 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.

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.

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