

Allegany County- Tax Foreclosed Real Estate #32019
Auction Opens: Tue, Mar 21 12:00pm ET

Auction Closes: Wed, Apr 5 10:00am ET

Lot	Title	Lot	Title
0000A	You Cannot Place Bids Until...	0054	15 Mill St, Burns Village
0000B	Test Bidding Here	0055	8 Jackson St, Burns Village
0000C	Auction Terms & Conditions	0056	42 N Church St, Burns Village
0001	W University St, Alfred Village	0057	35 N Church St, Burns Village
0002	5530 Elm Valley Rd, Alfred	0060	3445 Wolf Run Rd, Clarksville
0003	Pleasant Valley Rd, Alfred	0063	8151 Co. Rd. 1, Clarksville
0004	Hamilton Hill Rd, Alfred	0064	8907 Barber Rd, Clarksville
0005	6012 Hamilton Hill, Alfred	0067	9176 Hoyett Rd, Clarksville
0006	4965 St Rt 417, Alma	0068A	3475 Moulton Rd, Clarksville
0008	5809 High St, Alma	0071	8932 N Stout Rd, Cuba
0011	Co Rd 38, Alma	0072	4006 Young Rd, Cuba
0012	6 Chapel St, Almond Village	0073	38 W Water St, Friendship
0015A	North St, Amity	0075	REMOVED FROM SALE
0016A	Cemetery Hill Rd, Amity	0076	5257 Maple Grove Rd, Friendship
0017	Ackerman Hill Rd, Amity	0077	28 Linwood Ave, Friendship
0018	6 Pleasant Ave, Andover Village	0078	41 E Pennsylvania Ave, Friendship
0019	Lot 19-26 - 30 Barney St, Andover Village	0079	4163 County Road 1, Friendship
0020	38 Chestnut St, Andover Village	0080	16 W Queen Ann St, Friendship
0022	Grove St, Andover Village	0082	5 Sawyer Ave, Friendship
0025	13 W Greenwood St, Andover Village	0083A	5 W Main St, Friendship
0027	3458 Ray Hill Rd, Andover	0084	W Blouvet Road, Friendship
0030	Lot 30-31 - 80 Brooklyn St, Angelica Village	0084A	40 W Queen Ann St, Friendship
0034	131 S Main St, Belfast	0085	1198 North Valley Dr, Genesee
0035	90 Sherman St, Belfast	0087	458 Sanford Hollow Rd, Genesee
0036	County Road 15B, Birdsall	0088	118 High St, Genesee
0037	9599 County Road 16, Birdsall	0089	467 Sanford Hollow Rd, Genesee
0039	118 Wellsville St, Bolivar Village	0090	Low St, Genesee
0041	20 N Main St, Bolivar Village	0090A	North Valley Dr, Genesee
0045	183 Reed St, Bolivar Village of Richburg	0091	Old State Rd, Granger
0045A	121 N Main St, Bolivar Village of Richburg	0093	11150 St Rt 70, Grove
0046	Phillips Hill Rd, Bolivar	0094	11561 Mill St, Hume
0047	385 Co Rd 33, Bolivar	0095	Mill St Wiscoy, Hume
0052	REMOVED FROM SALE	0096	Mill St, Hume

Lot	Title
0097	State Route 19A, Hume
0098	960B St Rt 248, Independence
0099	E Snow Rd, Independence
0100	Snow Rd, Independence
0102	888 Putnam Ave, Independence
0103	869 Co Rd 19, Independence
0105	7899 Slusher Hill Rd, New Hudson
0108	9465 State Route 243, Rushford
0109	3816 Riverside Dr, Scio
0110	Snowball Hollow Rd, Scio
0111	5465 Bolivar Rd, Scio
0113	4317 East Sciota St, Scio
0114	4010 Main St, Scio
0116	5262 Vandermark Rd, Ward
0117	REMOVED FROM SALE
0118	173 E State St, Wellsville Village
0119	Lot 119-120 - 245-249 E State St, Wellsville Village
0122	161 Stevens St, Wellsville Village
0123	184 Rauber St, Wellsville Village
0124	42 Chamberlain St, Wellsville Village
0125	125 Howard St, Wellsville Village
0127	Lot 127-128 - 140 Pine St, Wellsville Village
0128A	286 Scott Ave, V. of Wellsville
0129	3027 Truax Rd, Wellsville
0130	3202 Andover Rd, Wellsville
0131	3271 Trapping Brook Rd, Wellsville
0134	Lampe Rd, Willing
0135	Lampe Rd, Willing
0136	Lampe Rd, Willing
0137	Fords Brook Rd, Willing
0138	Stone Dam Rd, Willing
0139	REMOVED FROM SALE
0140	REMOVED FROM SALE
0141	2860 Hawks Rd, Willing
0143	234 Main St, Wirt Village
0145	2605 Rt 275, Wirt
0147	3445 St Rte 275 East Notch Rd, Wirt
0148	7794 Co Rd 40, Wirt **UPDATED**
0149	Co Rd 40, Wirt

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**

2023 Allegany County Tax Sale Terms and conditions

ONLINE ONLY AUCTION DATES: March 21, 2023 ? April 5, 2023

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

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

ONLINE AUCTION START: Tuesday, March 21st at 12pm

ONLINE BIDDER REGISTRATION PACKET DUE: Monday, April 3, 2023, at 4 pm

ONLINE AUCTION CLOSING: Wednesday, April 5, 2023, starting at 10am

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 2023-24 Village tax. This bill will not be issued in the successful bidder?s name. Bidders must contact the Village tax collector in June 2023 for a copy. Bidders must contact the School tax collector in September 2023 and possibly the Town tax collector in January 2024 for a copy of those bills. 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, April 3, 2023. NO EXCEPTIONS. If the Auctioneer does not receive these documents by April 3 2023, 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 ALLEGANY23 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, 2023 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:

Friday, April 7th. 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, April 21st. 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