

## **City of Rochester- Environmental Tax Foreclosure Auction #33573**

**Auction Opens:** Tue, Aug 22 12:00pm ET

**Auction Closes:** Thu, Aug 24 10:00am ET

Lot	Title
0000A	You Cannot Place Bids Until...
0000B	Test Bidding Here
0000C	Auction Terms & Conditions
0001	0024 AEBERSOLD ST
0002	0285.5 ALLEN ST
0005	1669 LAKE AV
0006	0162-164 AVENUE D
0009	0335 BERNARD ST
0012	0149 CADY ST
0019	0012 CHARLES ST
0020	0511 CHILD ST
0023	0019 CLEVELAND ST
0024	0034R CLIFF ST
0026	0398 NORTON ST
0027	0400 NORTON ST
0033	1161 HUDSON AV
0034	0206 COLVIN ST
0035	0334 CONKEY AV
0037	0042-44 DANA ST
0038	0049 DAUS AL
0039	1029-1031 HUDSON AV
0040	0544-548 DEWEY AV
0043	0225 DEWEY AV
0047	0042 FERNWOOD AV
0049	0058 JOSEPH PL
0050	0066-68 FROST AV
0052	0139-139.5 GLENDALE PK
0053	0566 GLIDE ST
0055	0139 HAWLEY ST
0058	0046 PLOVER ST
0062	0444 HUDSON AV
0063	0324-326 HUDSON AV
0064	0216 HUDSON AV

Lot	Title
0065	0922 JAY ST
0066	0828 JAY ST
0068	0513-517 JAY ST
0069	0487 JOSEPH AV
0070	0008 LANGHAM ST
0073	0519-519.5 LYELL AV
0076	0244 LYELL AV
0077	0260-262 LYELL AV
0082	0022 MUNICIPAL DR
0084	0529-533 N GOODMAN ST
0085	0337-339 ORCHARD ST
0086	0645 NORTH ST
0088	0010-12 ONTARIO ST
0091	0678-690 PORTLAND AV
0092	0720 PORTLAND AV
0095	0029 PORTLAND AV
0096	0027 PORTLAND AV
0097	0088 PORTLAND AV
0098	0092 PORTLAND AV
0101	0131 SCRANTOM ST
0106	0015 WADSWORTH ST
0107	0002 WALTER PK



PLEASE DO NOT CONTACT AUCTIONS INTERNATIONAL OR THE CITY 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\*\*

Related to the Foreclosure of Tax Liens Pursuant to Title 4 of Part E of Article IX of the Charter of the City of Rochester

ONLINE-ONLY AUCTION Auctioneer: Auctions International, Inc. 11167 Big Tree Rd, East Aurora, NY 14052

<https://www.auctionsinternational.com/liveauctions>

<https://www.cityofrochesterauction.com>

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.

## TERMS AND CONDITIONS OF THE 2023 CITY OF ROCHESTER FORECLOSURE BY SALE ENVIRONMENTAL AUCTION

Environmental disclaimer. All properties sold at this auction are sold in ?as is? condition. All properties in this auction are known or suspected by the City of Rochester and/or the New York State Department of Environmental Conservation to have environmental defects. Bids are made and purchases completed at your own risk, without any indemnification or warranty by the City of Rochester as to contamination or otherwise at the property.

Registration. All bidders are required to register and provide suitable ID prior to the Auction. Auctioneer reserves the right to decline registration if ID produced is not sufficient. Copy of bidder?s valid driver?s license or passport must be provided to Auctioneer. NO EXCEPTIONS.

Bidding Registration Paperwork for ONLINE BIDDERS ONLY. Download the ?Internet Bidder Registration Packet? by visiting the following webpage.

><https://www.auctionsinternational.com/liveauctions> or <https://www.cityofrochesterauction.com>

The City and Auctions International are not responsible for technical issues which impact bidding. It is strongly recommended that bidders connect via a strong and reliable internet connection. Due to the nature of online auctions, the City and Auctions International cannot guarantee the stability of your internet connection, or lack of technical issues, as is the case with any other online auction.

Bidders must complete all required information in the Internet Bidder Registration Packet where indicated by printing, signing legibly, and returning originals to the office of the Auctioneer no later than August 23, 2023. NO EXCEPTIONS. If the Auctioneer does not receive these documents by August 23, 2023 the bidder will NOT be able to bid.

All bidders are required to register and provide suitable personal identification prior to the Auction. Auctioneer reserves the right to decline the registration if identification is not sufficient.

INCORPORATED ENTITIES (corporations, LLCs, etc.) ARE REQUIRED TO PROVIDE AT REGISTRATION: 1) a copy of the state entity incorporation filing receipt; 2) a valid EIN number and; 3) a corporate resolution duly embossed with corporate seal authorizing the registrant to purchase the real property for said entity.

Bidders may not hold the City of Rochester and/or Auctions International, Inc. responsible for any failure due to bidder hardware/software or the loss of internet connection for the Auction.

The City commenced this foreclosure action pursuant to Title 4 of Part E of Article IX of the Charter of the City of Rochester (?the Tax Foreclosure Action?).

This online Auction is conducted for the purpose of the sale of those properties still in the Tax

Foreclosure Action. Some of the properties will be sold to the Land Bank; some will be sold to the City; some will be sold to third parties.

Anyone may redeem a property by paying all the delinquent taxes, plus any interest and late payment charges up until the time that the property is finally struck off to the highest bidder at the Auction. If the property is redeemed, title to the property will stay with the current owner. If the property is not redeemed, the property will be sold at the Auction. The last day to redeem the property is the day prior to the Auction. The Auction will be conducted starting on August 22, 2023 at 12:00 p.m. and will continue until August 24, 2023 at 10:00 a.m.

Street addresses are provided for information purposes only. The parcels to be sold consist of the properties corresponding with the referenced tax account numbers as shown on the official tax maps. Reference to such tax maps should be made for a description of the parcels being sold. The Corporation Counsel's deed to be delivered shall describe the parcel only by reference to said tax account number. Each Property will be sold to the highest bidder for the amount of the highest bid. The website will specify the minimum bid amount, and the minimum increment that the next bid must increase. It is understood that Purchaser will receive a Corporation Counsel's deed which conveys only such title as can be conveyed by the Corporation Counsel as a result of the Tax Foreclosure Action. The City of Rochester is not responsible to provide Purchaser with an abstract of title, title insurance, or an instrument survey map. In the event that the Purchaser can show that the title to be conveyed is uninsurable, the sale may be canceled and the Deposit returned to the Purchaser at the option of the City, in the City's sole discretion. In the event the City cancels the sale because title to be conveyed is determined by the City to be defective, the obligation of the City of Rochester shall be limited to the return of the Deposit. In no event shall the City of Rochester be liable for any damages, claims, remedies, sums of money, or other relief, other than to return said Deposit.

Deposit. \$5,000 or the total contract price, whichever is lower, shall be paid as a deposit upon notification from the Auctioneer that the Purchaser's bid has been accepted and upon execution of an Offer to Purchase Form. Contracts of less than \$5,000 must be paid in full upon notification from the Auctioneer. Deposits may be made by credit card (Master Card, Discover Card, or Visa) or in a form acceptable to the Auctioneer. A 4% convenience/processing fee will be charged for payments made with credit/debit cards. Cashier's checks will be accepted at one particular branch of Citizens Bank, in person only. Payment instructions will be provided immediately following a successful bid. NO CASH, NO PERSONAL CHECKS, and NO CORPORATE CHECKS will be accepted. NO EXCEPTIONS.

The balance of the contract price, together with recording and filing fees?\$190 for 1, 2, or 3 family house; \$305 for all others?will be required to be paid by cash, bank check, or attorney's trust check at Rochester City Hall, Room 100A, 30 Church St, Rochester, NY 14614 between August 29 and August 31, 2023. If the Purchaser fails to pay the balance of the Purchase Price at the Treasurer's Central Cashiers, 30 Church St, Rochester, NY 14614 by August 31, 2023, Purchaser shall, at the City's election, forfeit the Deposit, and the sale shall be canceled.

In such case the City shall offer the property for sale to the second high bidder, third high bidder, fourth high bidder, or fifth high bidder as the case may be; in case no subsequent high bidder elects to purchase the Property, such Property will be sold to the City for the City's minimum bid. The City may, in its sole discretion, extend the time for the completion of the purchase.

The Properties are sold subject to:

- (a) Any state of facts an accurate instrument survey may show and subject to any facts an inspection of the premises would reveal.
- (b) Building tract restrictions or regulations.
- (c) Easements, covenants, agreements, reservations and restrictions of record, if any, insofar as the same may be in force and effect.
- (d) Rights of tenants and/or occupants in possession, if any.
- (e) The right of the United States of America to redeem by reason of any Federal lien filed by or acquired prior to the date of sale.

(f) Any building or zoning regulations, restrictions, ordinances and amendments thereto of the City of Rochester, or any agency, bureau, commission, or department with jurisdiction over the property, and any violations or notices of violations issued by the same, including, but not limited to code violations and reapportionment of lot lines.

(g) Any orders or requirements issued by any governmental entity having jurisdiction over the property and violations of the same, including but not limited to any type of Notice of Pendency filed by the same.

(h) Demolition Proceedings and/or Orders requiring a Property to be demolished.

Failure to make full payment of the balance of the contract price by August 31, 2023, by cash, bank check, or attorney's trust check will result in forfeiture of the right to purchase the property and the deposit.

Taxes. The Purchaser will be responsible for water bills from the date of the Auction?not the date the deed is filed. The first tax bill will be the 2024 County tax bill, issued in January, 2024. The first City tax bill will be the 2024-2025 City tax bill, issued on July 1, 2024. The Purchaser will have to pay the January 1, 2024 County tax bill even if the deed is not recorded until later. The Purchaser will be responsible for water from the date of the Auction?even if the deed is not recorded until later.

The City has the right to remove any Property from the sale either before or after the Tax Foreclosure Sale, for reasons including, but not limited to: bankruptcy, redemption payments not noted, payments incorrectly applied, failure to notify the owner, or failure to notify creditor(s). However, the City is under no obligation to cancel any sale for any reason; the properties are sold ?as is.? Under no circumstances will any convenience fee associated with a credit card payment be refunded.

All purchasers are advised to personally inspect the premises prior to the Auction to the extent permitted by law.

The deed to the Purchaser will be a Tax Foreclosure Deed, signed by the Corporation Counsel (?the Corporation Counsel Deed?). All other liens and mortgages?whether older City tax liens, County tax liens, judgments, mortgages, etc.?are cut off by the Corporation Counsel Deed. All liens and mortgages are cut off by operation of law?the City does not file satisfactions of mortgages, judgments, or tax liens in the Monroe County Clerk?s office. Any and all claims with respect to title to the premises are merged in the Corporation Counsel Deed and are deemed not to survive.

No personal property is included in the sale of any parcels unless the former owner or occupant has abandoned the same. The disposition of any personal property located on any parcel sold shall be the sole responsibility of the purchaser following the closing of the sale.

All informational data, such as street addresses, SBL numbers, tax maps, property dimensions, legal use, or photos 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.

NEITHER THE CITY NOR THE AUCTIONEER MAKE ANY WARRANTY, EXPRESSED OR IMPLIED, IN CONNECTION WITH THIS SALE, AND ANY SUCH WARRANTIES ARE HEREBY EXPRESSLY DISCLAIMED.

No sale to current owner: No property can be sold back to the current owner. The current owner, directly or indirectly, of a property being sold at the Auction, may not bid on that property, and may not attempt to purchase that property, directly or indirectly, through an agent, through a bidder acting on the owner?s behalf, or through any company owned or controlled by the current owner. The current owner may not use a limited liability company or corporation controlled by the current owner to bid on that property, or have a relative bid on such property.

Check for taxes, code violations, and Certificates of Occupancy. As a condition of sale, the grantee in the Corporation Counsel deed must be (1) current on City taxes on all other properties owned by that grantee at the time of the recording of the Corporation Counsel deed, (2) must not own any properties in the City of Rochester with open code violations owned in the name of said grantee at the time of the recording of the Corporation Counsel deed, and (3) all other properties owned by said grantee at the time of the recording of the Corporation Counsel deed must have a current certificate of occupancy (where such is required).

The Auctioneer reserves the right to reject any bid that is not an appropriate incremental amount over the preceding bid.

If a bid is placed in the last minute, the Auction will automatically extend for one additional minute.

#### PUBLIC NOTICE

IN ORDER TO "GET APPROVED TO BID" PLEASE FOLLOW THE STEPS LISTED BELOW

##### STEP #1:

In order to be able to participate in this online sale you must print off the Online Bidder Registration Packet-City of Rochester 2023: [CLICK HERE](#), fill it out in its entirety, and mail the originals to the office of the Auctioneer at Auctions International, Inc., 11167 Big Tree Rd, East Aurora, NY 14052. The Auctioneer must receive this packet in its office no later than August 23, 2023 (EST), no exceptions. If the Auctioneer does not receive your paperwork, you will not be able to participate in this online auction. You will not be able to place bids until the Auctioneer has received and reviewed your bidder packet. Online Bidder Registration Packet-City of Rochester 2023: [CLICK HERE](#)

##### STEP #2:

Once you have completed your Online Bidder Registration Packet-City of Rochester 2023: [CLICK HERE](#) and mailed it to our office, you must then create an online account. Remember to use promo code COR23 to waive the one-time membership fee to our website. Click here to be directed to the registration portion of our website

For an explanation of how to create your online bidding account, please watch this brief information video ([click here](#))

#### HELPFUL HINTS

The "Details" portion of most of the property listings has a clickable "Property Address". By clicking on the address, you will be directed to an online mapping tool. (Get directions or explore the area). Once you enter a bid, online, there is no "removing" or "retracting" your bid. Please be diligent and cautious when participating in this sale. (Please DO NOT "test out" how to place bids on ANY of our online sales)

[Frequently Asked Questions \(click here\)](#)

[How our online auction closings work \(click here\)](#)

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[Fair Housing Notice](#)

**Buyer's Premium:** There is no buyer's premium in effect at this auction.

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