

Herkimer County - Tax Foreclosed Real Estate
Auction Opens: Wed, Jul 19 12:00pm ET

Auction Closes: Wed, Aug 2 10:00am ET

Lot	Title	Lot	Title
0000A	You Cannot Place Bids Until...	0666	Off Spall Rd, T/O Russia
0000B	Test Bidding Here	0674	Route 365, T/O Russia
0000C	Auction Terms & Conditions	0679	Elm Flatts Rd, T/O Russia
0021	599 Albany St, City Of Little Falls	0697	928 Dairy Hill Rd, T/O Salisbury
0043	North of West Monroe St, City Of Little Falls	0705	1965 State Route 29, T/O Salisbury
0051	80 N William St, City Of Little Falls	0715	Snyder Rd, T/O Salisbury
0077	7 Danube St, City Of Little Falls	0717	Ives Hollow Rd, T/O Salisbury
0078	REMOVED FROM SALE	0739	Cogar Dr, T/O Schuyler
0157	100 E Orchard St, Frankfort - Frankfort	0749	293 Watkins Rd, T/O Schuyler
0187	114 Litchfield St, Frankfort - Frankfort	0759	REMOVED FROM SALE
0209	303 Ingham Ave, T/O Frankfort	0760	REMOVED FROM SALE
0217	Albany Rd, T/O Frankfort	0767	131 Newport Rd, T/O Schuyler
0238	206 Race St, T/O Frankfort	0768	REMOVED FROM SALE
0277	REMOVED FROM SALE	0780	Wiltse Hill Rd, T/O Stark
0283	315 Otsego St, German Flatts - Ilion	0793	303 Hoke Rd, T/O Warren
0288	50-52 Spring St, German Flatts - Ilion	0807	Highland Ter E, T/O Webb
0316	Lansing St, V/O Herkimer	0808	Twitchell Rd, T/O Webb
0404	State Route 5E, T/O Herkimer	0809	Mohawk Dr, T/O Webb
0405	State Route 5 W, T/O Herkimer	0821	Seneca Rd, T/O Webb
0431	Remington Rd, T/O Litchfield	0835	State Route 28, T/O Webb
0437	Albany Rd, T/O Litchfield	0853	Delaware Dr, T/O Webb
0447	414 Flint Ave Ext, T/O Little Falls	0854	Mohawk Dr, T/O Webb
0462	1256 State Route 5S, T/O Little Falls		
0490	Van Buren St Ext, T/O Manheim		
0512	2261 Newport Rd, T/O Newport		
0523	755 White Creek Rd, T/O Newport		
0535	Rose Valley Rd, T/O Newport		
0563	Hurricane Rd, T/O Norway		
0564	Hurricane Rd, T/O Norway		
0599	2862 Route 8, T/O Ohio		
0610	563 Figert Rd, T/O Ohio		
0615	Gray Wilmurt Rd, T/O Ohio		
0657	Wheelertown Rd, T/O Russia		

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**

For assistance creating your online bidding account please call: (800) 536-1401 Option 2 For assistance regarding the online bidder registration packet, please call: (800) 536-1401 x111

No. 195

RESOLUTION AUTHORIZING SALE OF PROPERTY ACQUIRED BY IN REM PROCEDURES

Sponsored by: Committee on County Properties

WHEREAS, in an action brought on to enforce collection of delinquent taxes for the tax year 2020, a Judgment was made by the County Court of the County of Herkimer on the 31st day of May, 2023 and was filed and entered in the Herkimer County Clerk's Office on May 31, 2023, pursuant to which properties listed therein became the property of the County; and

WHEREAS, pursuant to said Judgment, the County Treasurer of the County of Herkimer deeded all parcels listed in said Judgment to the County of Herkimer by deed dated June 5, 2023 and recorded on June 5, 2023, in the Herkimer County Clerk's Office as Instrument No. RP2023-2474; and

WHEREAS, the County owns other parcels obtained in previous In Rem tax foreclosure actions, which properties did not sell at prior auctions; and

WHEREAS, the court has retained jurisdiction over several parcels included in the foreclosure which parcels are the subject of further court proceedings, which proceedings may result in title to some of such parcels being conveyed to the County of Herkimer prior to the date of this year's land auction; and

WHEREAS, the County now desires to sell the parcels conveyed to the County in the aforesaid deed as well as any parcels from prior foreclosures which may also need to be sold and any parcels which may be conveyed to the County prior to this year's land auction; and

WHEREAS, it is necessary that terms and conditions of sale of said properties by the County be established; now, therefore, be it

RESOLVED:

1. That pursuant to Section 1166 of the Real Property Tax Law this Legislature now desires to provide for the sale of said parcels. Such sale shall be by public auction, and it is directed that such sale be held virtually on the website of Auctions International Inc. (<https://www.auctionsinternational.com>). Auction shall begin on July 19, 2023 and end on August 2, 2023;
2. That this sale by auction be held under the direction of the County Treasurer;
3. That such sale shall be conducted on the terms, conditions and procedures annexed hereto which include an Administration fee of \$400 for each successful bid; Page II
4. That in addition, all sales of such property shall be subject to a buyer's premium of ten percent (10%) of the amount of the successful bid;
5. That all persons be entitled to bid at such sale on said parcels of property, except those persons prohibited by the attached Auction Terms and Procedures or by state or local law.
6. That the Treasurer is hereby authorized, when it seems advantageous, to divide any parcel on the auction list into two or more parcels and to offer said divided parcels individually or to join any two or more parcels on the auction list into one parcel and to offer said joined parcels as one parcel;
7. That following the auction sale, the Committee on County Properties and the County Treasurer report to this Legislature with their recommendations for the conveyance of the various parcels of property to the successful bidders thereon;
8. That certified copies of this Resolution be forwarded to the Herkimer County Treasurer, County Property Agent, and County Attorney.

Dated: June 7, 2023.

STATE OF NEW YORK COUNTY OF HERKIMER LEGISLATURE CHAMBERS I, BRITTNEY R. VISCOMI, Clerk of the Legislature of Herkimer County, do hereby certify that I have compared the foregoing copy of Resolution No. 195 with the original duly adopted by the Herkimer County Legislature at a regular session held on the 7th day of June, 2023, and that the same is a true copy of said original and of the whole thereof. **AUCTION TERMS AND PROCEDURES**

1. Registration: Individuals interested in bidding must complete and submit the online bidder registration packet with Auctions International. The registration packet must be received by Auctions International Inc. by 4pm on July 31, 2023. Bidders must also become a member of auctionsinternational.com on their website by clicking "register to bid." For bidders who do not have internet access, an "Absentee Bidder Registration Packet" may be used. A record of all successful bids with bidders' information will be maintained.

2. Eligible Bidders: All persons, including, but not limited to, corporations, partnerships, limited liability companies and limited liability partnerships are entitled to bid at such sale on said parcels of property.

EXCEPT: 1. Officers and employees of the County of Herkimer, including any legal entity in which the officer or employee of the County of Herkimer has an interest;

2. Persons who have defaulted on any bid to purchase property from the County of Herkimer within the last five (5) years;

3. Persons who have defaulted in payment of real property taxes on a parcel of property within Herkimer County which resulted in a judgment granting title to such parcel of property to the County of Herkimer within the last five (5) years or the spouse of such person;

4. Persons or family members of persons who are owners of an unredeemed parcel included in the 2020 Tax Foreclosure;

5. The person or a family member of the person whose name appears on the Assessment Roll as the owner of each said parcel at the time of nonpayment of taxes which resulted in acquisition of such parcel by the County;

6. Town officers, including town board members and assessors, with respect to property located within the town they serve;

7. Legal entities, including but not limited to, corporations, partnerships, limited liability companies, and limited liability partnerships, in which any of the foregoing persons or legal entities has an interest.

3. Purchase Agreement: A successful bidder will be required to sign a purchase agreement when a deposit is made. Deposits will be collected online and in person. For bidders placing deposits with a debit/credit card, their purchase agreement will be sent via email. For bidders paying deposits in person at the Herkimer County Treasurer's Office, they will sign the purchase agreement at the time of making payment. All purchase agreements will include a certification that the purchaser is not prohibited from bidding by reason of the exclusions set forth in Paragraph 2 above.

4. Prospective Bidders: All prospective bidders are invited to inspect the premises they are interested in prior to the Auction. Inspections are only done on improved properties that are unoccupied. Information regarding property inspections will be available at Auctions International Inc.'s website. 5. Conditions of Sale: Each of the parcels is sold "as is". If a parcel is occupied, it is the responsibility of the purchaser to terminate the occupancy. The County has not entered into any lease agreement, nor has it consented to any occupancy, nor has it received any rent from any occupant of any parcel. ***PURCHASER WILL OBTAIN OWNERSHIP OF THE PROPERTY WHEN THE DEED IS RECORDED IN THE COUNTY CLERK'S OFFICE AND SHALL NOT TAKE POSSESSION UNTIL SUCH TIME.** * Any trespassing on county property prior to the deed transfer could result in cancellation of the sale. The County of Herkimer and its officials and agents make no representation as to the condition of any parcel of said property or of the improvements on any improved parcel. Lot sizes, including frontage, depth and acreage, are for assessment purposes only. The County makes no representations regarding the actual dimensions or acreage of the parcels.

For parcels improved by a mobile home or manufactured home, the County of Herkimer is conveying ONLY the interest of the County in the real property and makes no representations or warranties with regard to title to such mobile home or manufactured home.

The County will not be responsible for any defects or conditions whatsoever in or on the property or in any improvements, or any equipment, mechanical or otherwise, included therein.

All deeds will be subject to the following condition, and covenant: This conveyance is made pursuant to a resolution of the Herkimer County Legislature and this conveyance is made subject to the condition and covenant that the County of Herkimer shall in no event be or become liable for any defects in title conveyed hereby, for any cause whatsoever, and that no claim, demand or suit of any nature shall ever be made by the party of the second part hereto, or by said party's heirs, successors and assigns against said County of Herkimer arising from such sale or this conveyance.

All properties subject to Federal Tax Liens are sold subject to the right of redemption of the United States of America.

6. Administration Fee: An administration fee will be added to each successful bid. The administration fee will be \$400.00 for each successful bid.

7. Buyer's Premium: In addition to the administration fee, a buyer's premium of 10% of the amount of the successful bid will be added to the purchase price of each successful bid.

8. Required Bid Deposit: A \$50.00 or 10% deposit, whichever is greater, is required on each property for which you are the successful bidder. Deposits must be made either the same day of the auction closing by debit/credit card at the auction website after receiving email confirmation of winning bid or paid in person at the Herkimer County Treasurer's Office by credit/debit card, cash or check by 3pm on August 4, 2023. Successful bids of \$50.00 or less must be paid in full. Deed recording fees are also required to be paid at this time for bids of \$50.00 or less. If you are the successful bidder of more than one parcel, a single check will be accepted to cover all deposit requirements. Make checks payable to Kimberlee A. Enea, Herkimer County Treasurer.

9. Full Payment of Bids: The balance of the purchase price on any property, together with Cover Sheet (\$5.00), Deed Recording Fees (\$45.00/deed), Transfer Gains Affidavit Filing Fee (\$5.00), and Real Property Transfer Report Fee (\$125.00 for residential or farm property and \$250.00 for all other property) must be made to the Herkimer County Treasurer, WITH CASH, MONEY ORDER OR CERTIFIED CHECK, no later than 3:00 p.m. on August 25, 2023.

10. Deed Recordings: All deeds are Quit Claim Deeds, conveying the interest that the County of Herkimer has in the property to the successful bidder. The County Property Agent will record all deeds as soon as possible once final approval has been received by the County Legislature. You will receive your deed(s) by mail, through the County Clerk's Office. Any changes in the deed will be the responsibility of the purchaser after the deed is recorded.

11. Tax Information: Total annual taxes are listed under each parcel. Delinquent taxes were absorbed and paid by the County. Purchasers will be responsible for all future taxes.

12. Default by Purchaser: Default by the Purchaser or failure to meet the terms and procedures of this Auction will result in forfeiture of the required deposit.

13. Confirmation and Approval of Sales: All sales are subject to confirmation by the County Properties Committee and final approval of the Herkimer County Legislature.

14. THE COUNTY OF HERKIMER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

***Auction information also available on the web: www.herkimercounty.org and www.auctionsinternational.com

Buyer's Premium: There is a 10% Buyer's Premium in effect for this auction.

11167 Big Tree Rd, East Aurora, NY 14052 -- Phone 800-536-1401 -- Fax 800-569-3334
[auctionsinternational.com](http://www.auctionsinternational.com)