

Cortland County- Tax Foreclosed Real Estate Auction #33881

Auction Opens: Thu, Aug 17 12:00pm ET

Auction Closes: Thu, Aug 31 10:00am ET

Lot	Title	Lot	Title
0000A	You Cannot Place Bids Until...	0038	Lot 38 - 1172 McGraw Marathon Rd, Marathon
0000B	Test Bidding Here	0040	Lot 40 - 147 Merrill Creek Rd, Marathon
0000C	Auction Terms & Conditions	0041	Lot 41 - Fulmer Rd, Preble
0001	REMOVED FROM SALE	0042	Lot 42 - Saulsbury Rd, Preble
0002	Lot 2 - Route 41, Cincinnati	0044	Lot 44 - 1831-1833 Preble Rd, Preble
0004	Lot 4 - REMOVED FROM SALE	0045	Lot 45 - 2392 E Hill Rd, Preble
0005	Lot 5 - Elm St, Cortlandville	0048	Lot 48 - Syrian Hill Rd, Solon
0007	Lot 7 - 1088 Route 222, Cortlandville	0051	Lot 51 - 4616 Union Valley Rd, Taylor
0008	Lot 8 - 179 Old Groton Rd, Cortlandville	0052	Lot 52 - 3255 Cheningo Solon Pond Rd, Taylor
0009	REMOVED FROM SALE	0053	Lot 53 - 5607 Cheningo Solon Pond Rd, Truxton
0010	Lot 10 - 805 Lamont Cir, Cortlandville	0054	Lot 54 - 1007 Church St, Virgil
0011	Lot 11 - 3701 Levydale Park, Cortlandville	0055	Lot 55 - 2024 Amalia Dr, Virgil
0012	Lot 12 - 3600 Kingsley Ave, Cortlandville	0056	Lot 56 - 2022 Amalia Dr, Virgil
0013	Lot 13 - 3266 Walden Oaks Blvd, Cortlandville	0057	Lot 57 - Twelve sixty-eight Mill St, Willet
0014	Lot 14 - 3303 Route 11, Cortlandville		
0015	Lot 15 - 3044 Route 11, Cortlandville		
0016	Lot 16 - 7833 W Keeney Rd, Cuyler		
0017	Lot 17 - 7540 E Keeney Rd, Cuyler		
0020	Lot 20 - Cuyler Hill Rd, Cuyler		
0021	Lot 21 - 3387&3393 Freetown Hoxie Gorge Rd, Freetown		
0023	Lot 23 - 2199 Maricle Rd, Freetown		
0024	Lot 24 - 1110 Daisy Hollow Rd, Harford		
0025	Lot 25 - 770 Route 221, Harford		
0026	Lot 26 - 354 Route 38, Harford		
0029	REMOVED FROM SALE		
0030	Lot 30 - 5153 Route 41, Homer		
0032	Lot 32 - 2367 Strawberry Lake Dr North, Lapeer		
0033	Lot 33 - 108 Hopkins Rd, Lapeer		
0034	Lot 34 - W Main St, Marathon		
0035	Lot 35 - 5 Swift St, Marathon		
0036	Lot 36 - 10 Main St, Marathon		
0037	Lot 37 - 1323 Route 11, Marathon		

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

Terms & Conditions

2023 Cortland County, New York Auction

We welcome you to the County of Cortland Real Property Tax Foreclosure Auction. This auction will be conducted 100% online this year and presents to you a great opportunity to purchase properties of all types being sold at one location. The descriptions and information in this catalog are provided for informational purposes only. Use this catalog as a guide only. We make no Warranties or Guarantees as to the information provided, and you are encouraged to do your own due diligence in researching the properties. Please read fully the Terms & Conditions of Sale.

Auction Will Be Held online at www.CortlandCoAuction.com The URL above will take you to this specific sale on the Auctioneer's main website, www.auctionsinternational.com ONLINE AUCTION START: Thursday, August 17th at 12pm EST

ONLINE AUCTION CLOSING: Thursday, August 31st starting at 10am EST

General.

All properties offered at this auction have been foreclosed per Real Property Tax Law. All properties are sold ?AS IS-WHERE IS-HOW IS.? Bidder shall be solely responsible for determining all conditions of the property prior to bidding. The County of Cortland makes no representation as to the quality of title, lot size, shape or location, or conditions or existence of any or all improvements on any parcel or to the condition of the property(ies): this also applies to environmental problems. The County of Cortland makes no promises or statements of fact about any parcel that is being offered for sale. No employee or agent of the County of Cortland has any authority to make any promises or representations of any nature concerning any of the parcels. It is the responsibility of each bidder to investigate any and all aspects of each parcel that he or she may desire to purchase PRIOR TO BIDDING ON THE PARCEL.

You are strongly encouraged to visit the property(ies) you are interested in and examine them in person from the sidewalk or street. You are, however, prohibited from trespassing on the property(ies) or entering the building(s). This restriction also applies to the highest bidder on the property prior to receipt of the Quit Claim Deed.

Properties will be conveyed to the highest qualified bidder. The County of Cortland reserves the right to reject any and all bids of any kind. Neither the delinquent taxpayer nor anyone acting on their behalf shall be entitled to bid or purchase the property. Individuals who have previously defaulted on a bid, or who are currently delinquent on any other parcel in the County of Cortland, shall not be permitted to bid on any properties offered at this auction.

The Former Owner of the property, or his agent(s), shall not be deemed the successful bidder on a County of Cortland property, or, purchase their former property at the public auction.

The County of Cortland reserves the right to withdraw from sale any properties which are listed, and/or, at their option, to group one or more parcels together into one sale. Properties will be sold in catalog order.

Auction & Tax information is available at the Cortland County Treasurer's Office, 60 Central Avenue, Cortland, NY. Tax maps and arials provided are only representations and may depict a proposed development or road. The County of Cortland does not guarantee that a development and/or road actually exists, nor does it guarantee the eventual development of such. Tax maps do not represent exact dimensions and are not intended to be used in place of survey maps. Tax maps/arials may not accurately depict the exact location of a property. Bidders are also encouraged to obtain zoning regulations from the municipality where the property is located. Municipal zoning and building code information can be obtained at the Town, City or Village where the property is located. It is the responsibility of the bidder to research any existing violations or restrictions on the property. Any promotional tools such as photographs, tax maps, signs, written or verbal descriptions, etc. are for informational purposes only.

All deeds issued shall be by Quit Claim Deed only. The County of Cortland will not furnish an abstract of title or title insurance.

The Auctioneer and the County of Cortland shall remain forever immune from any and all liability concerning any personal injury, environmental hazards or property damage occurring before, during or after the auction, no matter the cause. Additionally, the Auctioneer and County of Cortland shall remain forever immune from the consequences of purchase of any and all properties at this auction.

All decisions regarding bidding disputes shall remain completely within the Auctioneer's discretion. The Auctioneer retains the right to reject any bid that is not within current bidding increments or that is not an appropriate advancement over the preceding bid.

Registration All prospective bidders may create an online bidder account by visiting www.auctionsinternational.com/register. If you already have a bidder account with Auctions International, Inc. you will NOT need to create another one. Please utilize promotional code CORTLAND23 on Step 1 of 2 to waive the one-time \$10 membership fee for the website. In addition, all prospective bidders must complete the "Online Bidder Registration Packet-Cortland County" and return the originals to the Auctioneer's Office (11167 Big Tree Rd, East Aurora, NY 14052) by 4pm EST, August 29, 2023. No exceptions.

How you register will be exactly how the deeds and transfer documents are processed. PLEASE FOLLOW DIRECTIONS IN THE REGISTRATION PACKET

Financial

\$1,000 or 10%, whichever is higher, of the successful bid (selling price) shall be paid as a down payment. If selling price is less than \$1,000, the full selling price is due. Down payment (or selling price if under \$1,000) may be paid via credit card (subject to a 4% processing fee) through Auctions International at the close of the auction, or at the Cortland County Treasurer's office by cash or certified or bank check made out to Cortland County Treasurer no later than two business days after the close of the auction.

It will also be the successful bidder's responsibility to pay per parcel, the 6% Auctioneer's fee above selling price via credit card (subject to a 4% processing fee) through Auctions International at the close of the auction, or at the Cortland County Treasurer's office by bank check made out to Auctions International no later than two business days after the close of the auction.

At the time the deed is completed, successful bidder will be notified via phone.

Within 15 business days of notification of deed being ready for signing by successful bidder, the balance due on the selling price, an administrative fee of \$503 - \$603 and all outstanding taxes, including but not limited to 2023 County/Town/Village taxes due and any 2022-2023 school taxes due will be owed. Payment may be in the form of cash or certified or bank check made payable to the Cortland County Treasurer.

Recording fees, transfer tax and clerk fees are also due at the time of signing the These may be paid via cash or a separate check made payable to the Cortland County Clerk.

If the successful bidder fails to pay the selling price balance within the required 15 day period after notice of the deed being ready for signing, the bid deposit, auctioneer's fee, administrative fee and any additional fee(s) may be forfeited and retained by the County of Cortland as well as the auctioneer, at the option of the County Treasurer.

The purchaser may not assign his/her right to complete the sale. ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER AND THEIR SPOUSE, IF DESIRED.

No personal property is included in the sale of any of the parcels owned by Cortland County. The disposition of any personal property on any parcel sold shall be the sole responsibility of the successful bidder following closing.

Default by purchaser or failure to meet these rules, terms and conditions will result in forfeiture of the required deposits.

Purchaser(s) paying by credit card(s) to the Auction Company understand and agree(s) that all deposits collected by credit card(s) will be turned over to the Cortland 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/Cortland 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 collection action against said Purchaser(s).

Deed Description

The County of Cortland will issue a Quit Claim Deed consisting of the popular description listed in the auction notice. This information has been obtained from the Real Property Tax Service office inventory file and is for ease of identifying only. The deed will be issued within 30 days after the auction. The purchaser at auction will be responsible for all CURRENT taxes which remain outstanding ? including County/City/Town/Village and local School District taxes which are not foreclosed by this proceeding.

The amount of taxes due should be verified with and paid directly to the Cortland County Treasurer.

Possession

The purchaser may not take possession of the premises until the deed has been recorded. Possession of the parcel(s) may be subject to the occupancy of previous owner(s) and/or tenant(s). It shall be the responsibility of the purchaser to obtain possession and/or eviction of former occupants. The County of Cortland is not responsible at any time for obtaining access to the buildings located on the premises. IT IS THE RESPONSIBILITY OF THE PURCHASER TO NOTIFY THE SCHOOL DISTRICT OF THE CHANGE IN OWNERSHIP AS SOON AS THE DEED IS FILED.

Common Questions & Answers:

How much are the back taxes owed on the property(ies)?The County of Cortland is selling these foreclosed properties due to 2019, 2020 and/or 2021 unpaid taxes and to place the parcels back on the tax rolls after being sold to responsible purchaser(s). The purchaser at auction will be responsible for all CURRENT taxes which remain outstanding ? including County/City/Town/Village and local School District taxes which are not foreclosed by this proceeding. The amount of taxes due should be verified with the Cortland County Treasurer's Office.

How can I see the inside of the property(ies)?The County of Cortland may offer certain properties which have a scheduled showing date & time. All other properties, if not listed on the showings list, will NOT have a showing on the property and you are to view from the road at your own risk. You are prohibited from trespassing on any of the property(ies) or entering the building(s), except during the scheduled showing date & time.

What is the starting bid on the properties?The starting bid on the properties is set at \$25. The assessment does not determine the starting bid and is provided for tax purposes only. Bidders or purchasers with questions regarding the assessed values or assessment practices are advised to contact the Assessor's office of the Town in which the property is located.

Can I register prior to the Auction?Yes, you MUST complete the registration process by August 29, 2023. You will not be allowed to register for the Auction if you owe any County/City/Town/Village/School District taxes prior to 2023.

How do I know I am getting a good title to the property?You are encouraged to research the property in depth, and do your own due diligence. The County of Cortland will issue you a Quit Claim Deed.

All Properties Sold ?AS IS? - Properties Must Be Researched PRIOR To Bidding

Buyer's Premium: There is a 6% 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