

**St Lawrence County- Tax Foreclosed Real Estate #34285**
**Auction Opens: Sat, Sep 9 12:00pm ET**
**Auction Closes: Sat, Sep 23 10:00am ET**

Lot	Title
0000A	You Cannot Place Bids Until
0000B	Test Bidding Here
0000C	Auction Terms & Conditions
0001	Old Keenan Rd/abandoned, Brasher
0002	Fouche Is, Brasher
0003	REMOVED FROM SALE
0004	427 Small Rd, Brasher
0005	30 Morely Potsdam Rd, Canton
0006	29 Front St, Clifton
0007	2 Elm St, Clifton
0008	4840 SH 56, Colton
0009	4836 SH 56, Colton
0010	92 Main St, Dekalb
0011	2604 SH 812, Dekalb
0012	SH 3, Fine
0013	49 Cessna Dr, Fine
0014	15 Folsom Rd, Fine
0015	Coffin Mills Rd, Fine
0016	8 Coffin Mills Rd, Fine
0017	988 Oswegatchie Trail Rd, Fine
0018	Lot 18 & 19, 844 Ridge Rd/Old Rte 3, Fine
0020	836 Ridge Rd, Fine
0021	4211 SH 3, Fine
0022	32 Cessna Dr, Fine
0023	71 Bresset Rd, Fowler
0024	90 Bresset Rd, Fowler
0025	CR 24, Fowler
0026	753 CR 24, Fowler
0027	Off Shantyville Rd, Fowler
0028	Off Jones Rd, Fowler
0029	41 Little York Rd, Fowler
0030	Little York Rd, Fowler
0031	Removed From Sale

Lot	Title
0032	67 Prospect St, Gouverneur
0033	48 Grove St, Gouverneur
0034	19 Rock Island St, Gouverneur
0035	Lot 35-36, 34 Rock Island St, Gouverneur
0037	18 Reid St, Gouverneur
0038	77B Depot St, Gouverneur
0039	70 Trinity Ave, Gouverneur
0040	48 William St, Gouverneur
0042	32 Herm Town Rd, Gouverneur
0043	USH 11, Gouverneur
0044	205 St. Lawrence Ave, Hammond
0046	197 Lake Ozonia Rd, Hopkinton
0047	Cemetery Rd, Lawrence
0048	1163 CR 55, Lawrence
0049	Off Swamp Rd, Lisbon
0050	10042 SH 56, Louisville
0051	9 Cline Dr, Louisville
0052	813 CR 39, Louisville
0053	2028 CR 10, Macomb
0054	Robinson Rd, Macomb
0055	SH 58, Macomb
0056	Caroline St, Madrid
0057	9 Caroline St, Madrid
0058	CR 44 (Off), Madrid
0059	104 Liberty Ave, Massena
0060	25 Walnut Ave, Massena
0061	74 Cook St, Massena
0062	Hubbard Rd, Massena
0063	236 Barnhart Rd, Massena
0064	Lot 64 & 65, 47 S Racquette St, Massena
0066	SH 37, Massena
0067	E Hatfield St, Massena
0068	E Hatfield St, Massena

<b>Lot</b>	<b>Title</b>	<b>Lot</b>	<b>Title</b>
0069	E Hatfield St, Massena	0114	347 Monkey Hill Rd, Oswegatchie
0070	E Hatfield St, Massena	0115	7640 SH 68, Oswegatchie
0071	E Hatfield St, Massena	0116	43 Gynn Rd, Parishville
0072	E Hatfield St, Massena	0117	REMOVED FROM AUCTION
0073	E Hatfield St, Massena	0118	16A CR 59, Pierrepont
0074	129 Jefferson Ave, Massena	0119	132 CR 23, Pitcairn
0075	6 View St, Massena	0120	21 Elm St, Potsdam
0076	4 View St, Massena	0121	26 Spring St, Potsdam
0077	210 E Orvis St, Massena	0122	1 N Main St, Potsdam
0078	43 Martin St, Massena	0123	S Main St, Potsdam
0079	168 Water St, Massena	0124	6 Pine St, Potsdam
0080	53 Pine St, Massena	0125	11 Elderkin St, Potsdam
0081	67 Martin St, Massena	0126	20 Larnard St, Potsdam
0082	Center St, Massena	0127	Lawrence Ave, Potsdam
0083	71 Main St, Massena	0128	23 Sisson St, Potsdam
0084	17 Grove St, Massena	0129	384 Emerson Rd, Potsdam
0086	108 N Main St, Massena	0130	6562 SH 56, Potsdam
0087	160 Liberty Ave, Massena	0131	613 SH 345, Potsdam
0088	11 Woodlawn, Massena	0132	801 Lead Mine Rd, Rossie
0089	E Hatfield St, Massena	0133	130 Smith Rd, Russell
0090	E Hatfield St, Massena	0134	Porter Lynch Rd, Stockholm
0091	E Hatfield St, Massena	0135	Old Market Rd, Stockholm
0092	E Hatfield St, Massena	0136	CR 49, Stockholm
0093	E Hatfield St, Massena	0137	Off Cook Rd, Stockholm
0094	35 Kennedy Ct, Massena	0138	Off CR 47, Stockholm
0095	Lot 95 & 96, 372 S Main St/McCluskey Ave, Massena	0139	Old Market Rd, Stockholm
0097	7 Clary St, Massena	0140	173 Franklin Rd, Waddington
0099	LaRue Rd, Massena	0141	1535 CR 44, Waddington
0100	8 Terrace Park Rd #2/pvt, Morristown	0142	5262 CR 14, Waddington
0101	611 English Settlement Rd, Morristown	0143	CR 44, Waddington
0102	3936 CR 6, Morristown	0144	11333 SH 37, Waddington
0103	11 Prairie St, Norfolk		
0104	77 Stark Rd, Norfolk		
0105	CR 38, Norfolk		
0106	Off SH 420, Norfolk		
0107	W Main St, Norfolk		
0108	Rogers Dr, Norfolk		
0109	Old Market Rd, Norfolk		
0110	Off Grantville Rd, Norfolk		
0111	Off Gladding Rd, Norfolk		
0112	65 Pinkerton Rd, Oswegatchie		
0113	5475 SH 37, Oswegatchie		



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\*\*

ATTENTION: PLEASE READ THESE CAREFULLY. THERE ARE IMPORTANT CHANGES FROM PRIOR YEARS!

## AUCTION TERMS AND CONDITIONS

INTERNET TERMS: (in addition to standard terms below)

1. Bidder Paperwork. Download the "Internet Bidder Registration Packet" by visiting the following webpage, <http://www.auctionsinternational.com/liveauctions>, complete all required information areas where highlighted by printing and signing legibly. All completed paperwork must be received by the office of auctioneer/broker no later than 4:00PM on September 21, 2023. NO EXCEPTIONS.
2. INTERNET BIDDING, through our Provider, is offered as a service to our customers, and bidders shall not hold St. Lawrence County and/or Auctions International, Inc. responsible for any failure due to bidder hardware/software or the loss of internet connection, by the Provider.

## STANDARD TERMS:

Please take notice, the below said Terms and Conditions may be subject to change due to Judicial Order of the Court.

### Parcels to be Sold

1. The properties contained in this booklet are offered for sale to the highest bidder by the St. Lawrence County Treasurer. Some parcels listed in this book may be withdrawn from the sale prior to the date of the auction and, therefore, may not be available for sale at the auction.

### Parcels Sold as is

2. (a) There are absolutely no representations made by the County, any of the County personnel or Auctions International staff as to the quality of title, lot size, the existence of improvements or the condition of improvement, if any, with respect to any parcel to be auctioned. Buildings have not been inspected for the presence of lead paint or asbestos, or for their structural condition. All parcels are sold AS IS. Purchasers assume all risks associated with the parcels. The County will convey by quitclaim deed only. All bidders are urged to consult an attorney before submitting a bid herein.

(b) All real property, including any buildings thereon, is sold "as is" and without any representation or warranty whatsoever as to the condition of the property or title and subject to:

- A. Any statement of facts an accurate survey or personal inspection of the premises would disclose;
- B. Applicable zoning, land use, and building laws and regulations;

C. Federal and state taxes, liens and judgments of record;

D. Easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the tax, the non-payment of which resulted in the foreclosure in which St. Lawrence County acquired title.

(c) All informational materials, such as slides, tax maps, deeds, photos, auction listings, auction catalogs, property record cards, etc., 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. **THE COUNTY, ITS EMPLOYEES, ITS OFFICERS AND ITS AGENTS, TO INCLUDE THE AUCTIONEER, AND THE AUCTION COMPANY MAKE NO WARRANTY EXPRESSED OR IMPLIED IN CONNECTION WITH THIS SALE.**

#### Bidder Registration

3. All bidders are required to register and provide suitable personal identification prior to the online auction. Auctioneer reserves the right to decline the registration if identification is not sufficient. Individuals acting on behalf of others, must produce a "Power of Attorney" duly executed and notarized. If you do not have the signed, notarized form, you will not be able to bid for them. Incorporated entities (Inc., Corp., LLC, etc.) are required to provide AT REGISTRATION: 1) a copy of the state entity incorporation filing receipt, 2) EIN number and 3) a corporate resolution duly embossed with incorporation seal authorizing the registrant to purchase the real property for said entity.

#### Delinquent Tax Payers

4. Any bidder who owns property in St. Lawrence County, and is delinquent in their taxes, shall be prohibited from bidding at the auction. The term delinquent is defined as prior year tax delinquency. No other person who may be acting as an agent of this bidder shall be allowed to bid at the auction. Failure to comply with this provision will be grounds for default and forfeiture of any deposits paid.

#### Buyer's Premium

5. If paying by credit card, a buyer's premium rate of ten percent (10%) of the bid amount will be calculated in the total contract price. For payments made with cash or certified funds, a discounted buyer's premium of six percent (6%) of the bid amount will be calculated in the total contract price.

#### How Deposit is Paid

6. \$50.00 or 20% of the high bid price, whichever is greater, in addition to the Buyer's Premium, must be remitted as a down payment by October 2, 2023 upon execution of an Offer to Purchase Form. The deposit must be in credit card (Master Card, Discover Card, or Visa), cash, money order, or guaranteed funds made payable to "SLC Treasurer" and drawn on banks insured by the Federal Deposit Insurance Corporation (FDIC). No exceptions. Purchaser(s) paying by credit card(s) understand and agree(s) that all deposits collected by credit card(s) will be turned over to the St. Lawrence 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/St. Lawrence 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 collections action against said Purchaser(s).

#### CALCULATION OF MINIMUM DOWN PAYMENT REQUIRED IF PAID BY CC

(Requirement is the greater of either \$50.00 or 20% of the high bid plus a 10% buyer's premium.)

High Bid \$200.00  
Deposit (20% of Bid) \$50.00  
Buyers Premium  
(10% of Bid) \$20.00  
Total Deposit \$70.00

High Bid \$10,000.00  
Deposit (20% of Bid) \$2,000.00  
Buyers Premium  
(10% of Bid) \$1,000.00  
Total Deposit \$3,000.00

**CALCULATION OF MINIMUM DOWN PAYMENT REQUIRED IF PAID BY CASH OR CERTIFIED FUNDS**

(Requirement is the greater of either \$50.00 or 20% of the high bid plus a 6% buyer's premium.)

High Bid \$200.00  
Deposit (20% of Bid) \$50.00  
Buyers Premium  
(6% of Bid) \$12.00  
Total Deposit \$62.00

High Bid \$10,000.00  
Deposit (20% of Bid) \$2,000.00  
Buyers Premium  
(6% of Bid) \$600.00  
Total Deposit \$2,600.00

**Payment of the Balance**

7. The entire balance of the purchase price, the buyer's premium, and the fees for recording the deed to the high bidder must be paid by cash or certified bank check to the St. Lawrence County Treasurer by 4:00 p.m. on October 23, 2023. Full payment of the balance of the purchase price, buyer's premium, and the recording fees must be received by the County by October 23, 2023, or the winning bid will be rejected and the deposit will be retained by the County as liquidated damages for failure to complete the purchase. Upon such failure to pay the balance of the purchase price and recording fees in full by October 23, 2023, the County may accept the next highest bid, or reject all bids and re-sell the parcel. All checks for the balance of the bid amount must be made payable to the St. Lawrence County Treasurer.

**Payment of Recording Fees Required**

8. In addition to the bid price, the bidder must pay by a separate check, at the same time of the payment of the balance of the bid price, the following recording fees to pay for recording the deed:

- A. \$185 Recording fee for all residential parcels (Property Class 200's) and Agricultural parcels (Property Class 100's)
- B. \$310 Recording fee for all other parcels (Property Class 300's thru 900's)

All checks for recording fees must be made payable to the St. Lawrence County Clerk.

**Recording and Delivery of Deed**

9. The County Treasurer will record the deed after the balance of the bid due to the Treasurer and the

recording fees are paid. Title shall pass upon recording of the deed. Delivery and acceptance of the deed occurs at that time. The original deed will be mailed to you by the Clerk's office. Possession of the property by the successful bidder is strictly forbidden until such time as the deed is recorded.

#### Buyer's Taxes

10. The first tax owed by the purchaser will be the January 2024 Town and County property tax bill.

#### Quitclaim Deed

11. Conveyance to the purchaser will be by quitclaim deed, containing a description of the property as it appeared on the tax roll for the year upon which the County acquired title.

#### Personal Property

12. No personal property is included in the sale of any of the parcels. The lawful disposition of any personal property located on any parcel purchased shall be the sole responsibility of the successful bidder following the recording of the deed. The County cannot guarantee the title or legal status of manufactured homes, if applicable. Please consult an Attorney with any legal concerns.

#### Eviction of Occupants

13. Eviction of current occupants, if necessary, is solely the responsibility of the successful bidder after recording of the deed.

#### No Assignments

14. The purchaser may not assign the right to complete the sale to another person or entity. All deeds shall identify the grantee(s) as the successful bidder(s) as registered at the auction. No person who is not registered as a bidder may be placed on the deed as an owner.

#### Agreement to Terms and Power of Attorney

15. All persons registering as bidders at the auction will be required to execute an acknowledgement of and agreement to these terms of the auction and a non-collusion bidding certificate substantially in the following form:

By signing this document, I certify that I have received the terms and conditions of the auction and agree to be bound by them.

The undersigned bidder(s) certifies and agrees:

- 1) That the bidder is acting on the bidder's own behalf and is not bidding on the property for the former owner(s) of the property against whom St. Lawrence County foreclosed or acting on the former owner(s) behalf as an agent or representative, and that after the sale, neither the former owner nor any subsidiary or affiliated entity of the former owner will have any legal or equitable interest in or control of the property or the rents or profits derived from the property.
- 2) That the bidder has no intent to defraud St. Lawrence County of the unpaid taxes, assessment, penalties & charges or any part thereof which has been levied against the property.
- 3) That neither the bidder nor the bidder's assigns shall convey the property to the former owner(s) against who St. Lawrence County foreclosed within ten years after auction date and, if such conveyance occurs, with the result that the former owners have evaded the obligation to pay real property taxes on the

parcel, the purchaser understands that the purchaser may be found to have committed a fraudulent act.

4) That I hereby appoint Renee Cole, St. Lawrence County Treasurer, or her duly appointed Deputy, to sign, on my behalf, all deeds and other forms required to be filed and recorded in the office of the St. Lawrence County Clerk for any property I (or my agent) purchase at the auction.

ALL WINNING BIDDERS WILL BE REQUIRED TO SIGN THIS FORM AND DELIVER IT TO THE COUNTY POST-AUCTION. YOU MAY DO SO WHILE MAKING YOUR DEPOSIT PAYMENT OR PAYING FOR YOUR FINAL BALANCE. A .PDF OF THIS FORM WILL EMAILED TO WINNING BIDDERS AFTER THE AUCTION. YOU WILL NEED TO HAVE THIS SIGNED AND NOTARIZED AS THE COUNTY WILL NEED THE ORIGINAL.

**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**