

ACTIONS INTERNATIONAL

[auctionsinternational.com](https://www.auctionsinternational.com)

Schuyler County- Tax Foreclosed Real Estate #34482

Auction Opens: Mon, Oct 2 12:00pm ET

Auction Closes: Fri, Oct 13 10:00am ET

Lot	Title
0000A	You Cannot Place Bids Until
0000B	Test Bidding Here
0000C	Auction Terms & Conditions
0002	135 S. Monroe Street, Dix
0003	Updyke Rd., Hector
0004	6080/6082 Updyke Rd., Hector
0006	State Route 79, Hector
0008	Main St., Hector
0009	3280 County Road 6, Hector
0011	214 Ayers St, Montour
0012	102 W. South St, Montour
0013	116, 114 Owego St, Montour
0014	Havana Glen Rd, Montour
0015	126 Havana Glen Rd, Montour
0017	1801 Sugar Hill Rd, Orange
0018	1475 Orchard St, Orange
0019	2950 Chase Rd, Reading
0020	Kent Klub Rd., Reading
0021	Kent Klub Rd., Reading
0022	Irelandville Rd., Reading
0023	3669 Cross Rd., Reading

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!

Schuyler County Real Property Tax Title Auction Terms & Conditions

The seller reserves the right and to add or delete any parcel before or during the auction. The seller is selling its right and title to each property only by a quitclaim deed and subject to the following:

NO WARRANTY, RESEARCH BEFORE YOU BID. Buyer(s) understand(s) and agree(s) that the property will be sold ?as is? and that if this sale is confirmed by the County Legislature, Buyer(s) will accept a Quitclaim Deed from the County of Schuyler, subject to the following agreement: By acceptance of this deed, the Grantee/Party of the Second Part acknowledges and agrees that: There is no representation, express or implied, as to condition of parcel, warranty of title, right of access, or suitability for a particular use. The premises has been transferred in ?as is? physical order and condition and subject to: (a) rights of the public and other in and to any part of the premises which lie within the bounds of any street or highway; (b) restrictions and easements of record; (c) any statement of facts that an accurate survey would show; (d) the rights of tenants, if any, and it shall be the responsibility of the buyer to evict or remove any such tenant in possession of the premises; (e) any local zoning, building and land use planning ordinances and laws; (f) boundary disputes, local assessment practices, environmental issues, liens and encumbrances including, but not limited to, bankruptcy proceedings, federal tax liens and/or village tax liens; (g) the disposition of any personal property located on any parcel sold shall be the sole responsibility of the buyer following the recording of the deed. All prior understandings, agreements, representations, and warranties, oral or written, between parties, including, but not limited to the terms and conditions of sale, presented at any tax sale/public auction conducted herein, are merged in this deed; it completely expresses their full agreement and has been entered into after full investigation, neither party relying upon any statement made by anyone else that is not set forth in this deed, there being no warranties of title or other representations made by the County of Schuyler, or its officers, agents, or employees, including, but not limited to, the Schuyler County Treasurer. The County of Schuyler, its officers, or employees, including, but not limited to, the Schuyler County Treasurer, shall in no event be or become able for any defects in the title hereby conveyed, for the condition of the property or for any cause whatsoever. No claim or demand of any nature that arises from the sale or any of the proceedings leading hereto shall ever be made against the County of Schuyler, the Schuyler County Treasurer or their officers, agents, or employees.

All informational material such as slides, tax maps, deeds, photos, auction listings, auction catalogs, auction signs, property record cards, and verbal descriptions are for identification purposes only and represent no warranty or guarantee as to accuracy or otherwise.

The County will not furnish buyer(s) with an abstract of title or title insurance.

The county does not guarantee that Buyer(s) will be able to obtain title insurance on this property.

Personal Property: No personal property is included in the sale of any parcel by Schuler County. The

disposition of any personal property located on any parcel sold shall be the sole responsibility of the buyer(s) following the recording of the deed.

Evictions: Evictions, if necessary, are the sole responsibility of the buyer(s) following the recording of the deed.

Possession and Entry: The buyer(s) shall not take possession of, nor enter upon, the parcel until recording of the deed by Schuyler County.

All Parcels are sold subject to any outstanding taxes due from other tax authorities, as well as any and all taxes that might become due and owing after acceptance of Bidders' offer(s). Bidders are responsible for obtaining details from villages, cities, districts, schools, state federal, and other entities. Any promotional tools, such as slides, tax maps, etc., are for informational purposes only. Seller neither guarantees nor warrants anything as to location, dimensions, parcel use or size.

All properties are sold subject to subsequent County Legislature confirmation.

Buyer's deposit shall be made in cash, certified check, credit card, or personal check accompanied by an irrevocable bank letter of credit. Deposits will be 10% of the successful high bid amount, plus a Buyer's Premium, and convenience fee, if applicable

Buyer(s) will pay a Buyer's Premium of 6% of the successful high bid. This will be paid to the Auctioneer along with the deposit.

Buyer(s) will pay an additional convenience fee of 4% for any amount paid to the Auctioneer via credit card.

Deposits made in cash must be received by the Auctioneer no later than October 20, 2023. Deposits made with certified check or personal check accompanied by irrevocable bank letter of credit must be delivered or mailed to the Auctioneer with a postmark date no later than October 20, 2023. Deposits made via credit card will be made immediately following the closing of the auction. Buyers must submit a notarized Credit Card Authorization Form along with their Bidder Registration Packet to be eligible for deposits via credit card.

Balance of the purchase price plus auctioneer's fee(s) and premium(s) must be paid no later than 30 days after Legislature's notification of approval. **TIME IS OF THE ESSENCE.** In addition to the bid price, Buyer(s) will have to pay the following fees at the time of settlement with the Schuyler County Treasurer via cash, certified check, or cashier's check:

Recording Fee

The real estate transfer tax based upon the amount of consideration bid

Fee for filing capital gains statement, and

Filing fee for RP 5217 form based on property class

The County Treasurer's Office will record the deed after the balance of the bid, fees and taxes are received.

Failure to close as set forth above will result in buyer's loss of deposit. Seller is not responsible for the payment of interest on deposit, whether closed or not.

Bidder(s) and Buyer(s) may not have delinquent taxes due on any other parcel owned by them or in which they have an interest personal, corporate, or otherwise in Schuyler County.

All Buyer(s)/Bidder(s) must disclaim that he/she will not bid on behalf of any party who has let his/her property go for taxes.

Employees of Schuyler County are not eligible to bid at auction.

All decisions regarding disputes shall remain totally within the auctioneer's discretion.

The auctioneer and the County/seller shall remain forever immune from any and all liability concerning any personal injury or property damage occurring before, during or after the auction no matter what the cause.

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