

NOTICE OF 2018 REBID SALE OF TAX ACQUIRED PROPERTY

STATE OF NEW YORK
COUNTY OF CHENANGO
OFFICE OF THE CHENANGO
COUNTY TREASURER
COUNTY OFFICE BUILDING
NORWICH, NEW YORK

WHEREAS, pursuant to authority of the Chenango County Board of Supervisors, **the undersigned will receive sealed bids up to Wednesday, October 3, 2018 at 5:00 P.M. at the office of the undersigned**, such bids will be opened at a Public Hearing on Friday, October 5, 2018 at 10:00 A.M and read for any of the several tracts, lots, pieces, or parcels of land on the list set forth below. These properties are ones in which 2014 or prior year's taxes remained delinquent at the end of the redemption period, and for which the County of Chenango has received title by order of the Supreme Court of the State of New York, County of Chenango, under Article 11 of the New York State Real Property Tax Law.

The sale is held subject to the rules adopted by the Chenango County Board of Supervisors, copies of which along with other details and requirements may, be obtained from the undersigned.

The County reserves the right to reject any and or all bids and to take any other action as the Chenango County Board of Supervisors may deem in the interest of the County.

Dated this 28th day of October, 2018

William C. Craine, Treasurer
Tax Enforcement Officer
Chenango County Office Bldg.
5 Court St.
Norwich, NY 13815

**2018 REBID SALE OF TAX ACQUIRED PROPERTY
RULES OF THE CHENANGO COUNTY BOARD OF SUPERVISORS**

PUBLIC BID OPENING: FRIDAY, OCTOBER 5, 2018 @ 10:00 AM

DEADLINE: Sealed Bids will be accepted until 5:00PM on Wednesday, October 3, 2018.

**PER RESOLUTION #16-13P OF THE CHENANGO COUNTY BOARD OF SUPERVISORS
A TITLE SEARCH FEE OF \$150 WILL BE REQUIRED TO BE PAID FOR EACH PARCEL
PURCHASED BY THE SUCCESSFUL BIDDER. PAYMENT MUST ACCOMPANY THE REQUIRED
\$55 TRANSFER FILING FEE DUE NO LATER THAN OCTOBER 23, 2018.**

MINIMUM BID: \$50.00 (Fifty Dollars) per parcel is required by Chenango County.

BIDS:

If bid is UNDER \$100, the full payment must be enclosed.

If bid is UNDER \$1,000, a deposit of \$100 is required to accompany the bid.

If bid is OVER \$1,000, a deposit of 10% of the bid is required to accompany the bid.

Any amount received OVER the required bid deposit is considered to be an additional deposit and is subject to refund upon rejection only.

Any amount received UNDER the required bid deposit is automatically rejected.

ACCEPTED FORMS OF PAYMENT:

ONLY U.S. CURRENCY, CERTIFIED CHECK, CASHIER'S CHECK OR MONEY ORDER made payable to CHENANGO COUNTY TREASURER will be accepted. ABSOLUTELY NO PERSONAL CHECKS, BUSINESS CHECKS OR COINS ARE TO BE SUBMITTED.

ACCEPTANCE & REJECTIONS:

If the bid is rejected by the Chenango County Finance Committee, the County Treasurer will refund a check for your deposit by October 22, 2018.

If the bid is accepted by the Chenango County Board of Supervisors, **the TOTAL amount will be due October 9, 2018 through October 23, 2018** or your deposit is forfeited and property will be resold.

RESERVATION OF RIGHTS:

THE COUNTY MAY ACCEPT OR REJECT ANY OR ALL BIDS AND TAKE SUCH OTHER ACTION AS THE CHENANGO COUNTY BOARD OF SUPERVISORS MAY DEEM IN THE INTEREST OF THE COUNTY.

DEED DELIVERY:

A duly executed tax sale deed will be delivered to the accepted bidder for each parcel as soon as possible after approval of the bid by the Board of Supervisors of parcel.

INSTRUCTIONS AND CONDITIONS:

1. A. **Bids must be submitted in writing on Chenango County Tax Sale Bid Form by Sale Item # _____ which is found on the far left of the property list.**
B. **Bidder must use a separate legal size (#10) envelope and deposit for each bid submitted. Please refer to the sample envelope for proper markings.**
C. **WHEN MAILING: place sealed bid(s) in a second envelope and mail to Chenango County Treasurer, 5 Court Street, Norwich, NY 13815 or
HAND DELIVER: place sealed bid(s) in a single envelope(s) as shown in sample to Chenango County Delinquent Tax Services in the County Office Building.**
2. **ALL PURCHASERS SHALL BE RESPONSIBLE FOR ANY AND ALL TAXES DUE ON OR AFTER JANUARY 1, 2018; INCLUDING THE 2018 DELINQUENT TOWN AND COUNTY TAXES AND ANY RELEVIES, INTEREST & PENALTIES THAT HAVE BEEN ADDED TO THE BILL, AS WELL AS ANY DELINQUENT 2017-2018 NORWICH CITY SCHOOL TAXES.**

THE AMOUNT DUE FOR THE 2018 DELINQUENT TAXES (if paid at the closing in October) CAN BE FOUND IN THE LAST COLUMN OF THE TAX SALE PROPERTY LIST.

******** THESE TAXES BECOME THE AWARDED BIDDER'S RESPONSIBILITY********

3. All successful bidders will be required to pay in advance of the Deed Transfer, the \$55.00 filing fee to record the deed as well as the \$150 Title Search Fee. Deed Transfer Fee is subject to change with New York State regulations.
4. **All real property, including any buildings thereon, are sold "AS IS" and subject to past due and present water and sewer rents, fines, assessments and any demolition or "cleanup" charges, without pro-ration whatsoever. Bidders shall be solely responsible for determining all conditions and descriptions of the properties prior to bidding.**
5. Mobile homes or any description concerning mobile homes are done for identification purposes only. The County makes no representation as to whether or not the mobile home shall be considered attached to the property. All determinations as to the status of the mobile home shall be the sole responsibility of the purchaser, and the County makes no representations or warranties as to ownership or other legal issues.
6. All properties are subject to pending County Highway R.O.W. acquisition plans (if any). Check with Delinquent Tax Services staff for further details.
7. All properties may be subject to "permanent easements" or "rights of way" of record.
8. The County makes no representation as to title to the property and bidders should consult with their own legal counsel before bidding. Sales are subject to the interests, if any, of persons in the Armed Forces of the United States and to interests of the United States Government. In no event will the County's legal responsibility related directly or indirectly to the sale of any property be greater than the bid amount paid to the County by a successful bidder.

9. **Individuals, entities, or persons acting on their behalf, who are delinquent on any real property taxes levied prior to December 31, 2017 on any parcel within Chenango County which have been returned as delinquent to the Chenango County Delinquent Tax Services will be disqualified from bidding on any property in this sale.**
10. When the approved successful high bidder fails to perfect the sale and forfeits the bid deposit they may not bid again on the same property for the remainder of the calendar year.
11. Every person or entity submitting a bid agrees to and will be bound to the above conditions and requirements.
12. In the event of a tie, the high bidders will be notified and offered the option to make an additional bid on parcel. Notification will be made by telephone based on the information provided on the original bid form only.
13. **PLEASE CALL 607-337-1493 OR 607-337-1495 WITH ANY QUESTIONS YOU MAY HAVE.**

William C. Craine, Treasurer
 Tax Enforcement Officer
 Chenango County Office Bldg.
 5 Court Street Norwich, NY 13815

SAMPLE OF ENVELOPE FOR SEALED BID

- * PLEASE SUBMIT BID FORM AND DEPOSIT IN A LEGAL (#10) SIZE ENVELOPE
- * INCLUDE ALL INFORMATION AS SHOWN ON SAMPLE BELOW
- * BIDDER MUST USE A SEPARATE ENVELOPE, BID FORM AND DEPOSIT FOR EACH BID SUBMITTED

BIDDER'S NAME BIDDER'S ADDRESS TELEPHONE #	DATE
SEALED BID TAX SALE ITEM # _____	

WHEN MAILING - PLACE SEALED BID(S) IN A SECOND ENVELOPE AND MAIL TO: CHENANGO COUNTY TREASURER, 5 COURT STREET, NORWICH, NY 13815 OR
HAND DELIVER SINGLE ENVELOPE(S) TO CHENANGO COUNTY DELINQUENT TAX SERVICES.

BIDS MUST BE RECEIVED IN OUR OFFICE NO LATER THAN OCTOBER 3, 2018 AT 5:00PM.



CHENANGO COUNTY
REBID TAX SALE BID FORM

2018

(DATE)

TAX SALE ITEM # _____ **TOWN OR VILLAGE OF:** _____

PRIOR OWNER: _____

BID AMOUNT in U.S. \$ _____

DEPOSIT AMOUNT in U.S. \$ _____ (As required in bid rules)

Form of payment enclosed: Cash Money Order Cashier's Check Certified Check

LEGIBLY PRINT BIDDER'S INFORMATION BELOW:

Name(s) will appear on the deed exactly as they appear on this bid sheet, if you are the successful bidder.

PRINT LEGAL NAME: _____

ADDRESS: _____

_____ **TELEPHONE #** _____

SIGNATURE OF BIDDER #1 _____

PRINT LEGAL NAME: _____

ADDRESS: _____

_____ **TELEPHONE #** _____

SIGNATURE OF BIDDER #1 _____

*******Add additional page for more than 2 names to appear on deed. All must sign & qualify.*******

If there is more than one name appearing on the bid sheet and a refund has to be issued, it will be refunded to the FIRST NAME LISTED ABOVE unless you specify otherwise.

Name to issue refund to: _____

Address to send refund: _____

******PLEASE NOTE THE INSTRUCTIONS & CONDITIONS INCLUDED******
******BID DEADLINE: WEDNESDAY, OCTOBER 3, 2018 5:00 P.M.******

2018 CHENANGO COUNTY TAX SALE

<u>ITEM #</u>	<u>PRIOR OWNER:</u>	<u>Location</u>	<u>Assessment</u>	<u>Code/Tax ID. #</u>	<u>Size/School</u>	<u>* 2018 Delq. Taxes*</u>
<u>AFTON VILLAGE</u>						
01	WARRENS EXCAVATION & STONE	Corporate Park Dr	\$9,000	Com vac w/imp 284.19-1-19.27	2.58 Acres Afton Central School	\$1,595.97
05	MORLEY ANDREW MORLEY AMBER	81 Main St	\$25,000	2 Family Res 289.14-1-7	0.45 Acres Afton Central School	\$1,881.60
<u>BAINBRIDGE</u>						
14	MCCUMBER ESTELLE MCCUMBER STANLEY	Neff Hill Rd	\$7,700	Rural vac<10 266.-2-8	3 Acres Bain-Guif Cen Sch	\$305.88
<u>NEW BERLIN VILLAGE</u>						
35	COTTELL HEATHER E	12 New Berlin Hts	\$59,800	1 Family Res 75.19-1-49	0.39 Acres Unadilla Vly Cen Sch	\$5,297.69
36	REDNER GRETCHEN	1-5 S Main St	\$45,000	Supermarket 88.07-2-37	0.19 Acres Unadilla Vly Cen Sch	\$4,743.85
<u>OXFORD</u>						
48	MARSH GARY A	Saw Mill Lane	\$1,100	Res vac land 170.-1-26.27	1.07 Acres Oxford Central Sch	\$72.77
<u>PLYMOUTH</u>						
55	CONKLIN FREDERICK J CONKLIN JOYCE	3334 State Hwy 23	\$82,000	Mfg housings 95.-1-60.5	1.93 Acres Norwich City School	\$5,811.01
<u>EARLVILLE VILLAGE</u>						
59	EXCELL WILLIAM D EXCELL REBECCA	South Main St	\$500	Res vac land 15.08-2-19.2	0.04 Acres Sher-Earlv Cent Sch	\$35.88
60	EXCELL WILLIAM D EXCELL REBECCA	S Main St	\$500	Res vac land 15.08-2-20.2	0.11 Acres Sher-Earlv Cent Sch	\$35.88
<u>SMITHVILLE</u>						
67	AFIFY MANAGEMENT CORP	Marvin Rd	\$5,000	Res vac land 201.18-1-4	0.17 Acres Greene Central Sch	\$352.29

Total Parcels = 10

REQUEST FOR THE 2019 TAX ACQUIRED LIST

IF YOU WISH TO RECEIVE OUR TAX ACQUIRED SALE LIST AND INSTRUCTIONS PLEASE COMPLETE THIS FORM AND RETURN IT WITH A \$5.00 NON-REFUNDABLE PAYMENT FOR POSTAGE & HANDLING.

YOU MUST PAY \$5.00 AND COMPLETE A FORM EACH YEAR TO RECEIVE OUR LISTING.

CHENANGO COUNTY TREASURER
ATTN: TAX ACQUIRED LIST
COUNTY OFFICE BUILDING
5 COURT STREET
NORWICH, NEW YORK 13815

MAKE CHECKS PAYABLE TO: **CHENANGO COUNTY TREASURER**

NAME: _____

STREET / PO BOX: _____

CITY & STATE _____

ZIP: _____

TELEPHONE #: _____