

NOTICE OF 2017 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 by Resolution No. 78-17P, **the undersigned will receive sealed bids up to Tuesday, September 26, 2017 at 5:00 P.M. at the office of the undersigned**, such bids will be opened at 10:00 A.M. on Thursday, September 28, 2017 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 2013 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 31st day of September, 2017

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

**2017 REBID SALE OF TAX ACQUIRED PROPERTY
RULES OF THE CHENANGO COUNTY BOARD OF SUPERVISORS**

PUBLIC BID OPENING: THURSDAY, SEPTEMBER 28 @ 10:00 AM

DEADLINE: Sealed Bids will be accepted until 5:00 P.M. on Tuesday, SEPTEMBER 26, 2017.

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 24, 2017.

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 amounts received OVER the required bid deposit are considered to be deposit and are subject to refund upon rejection only.

Any amounts received UNDER the required bid deposit are automatically rejected.

ACCEPTED FORMS OF PAYMENT:

ONLY U.S. CURRENCY, CERTIFIED CHECK, CASHIER 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 12, 2017.

If the bid is accepted, by the Chenango County Board of Supervisors, the TOTAL amount will be due October 10, 2017 through October 24, 2017 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.

INSTRUCTIONS AND CONDITIONS:

- 1. Submit bids in writing on Chenango County Tax Sale Bid Form by Sale Item #.** Bidder must use a separate envelope and deposit for each bid. **Please refer to sample of envelope enclosed for proper markings.** Mark the outside of your envelope **“SEALED BID, TAX SALE ITEM # _____ AS ON SAMPLE ENVELOPE.**

2. **ALL PURCHASERS SHALL BE RESPONSIBLE FOR ANY AND ALL TAXES DUE ON OR AFTER JANUARY 1, 2017; WHICH INCLUDES THE 2017 TOWN AND COUNTY TAXES AND ANY RELEVIES, INTEREST & PENALTIES THAT HAVE BEEN ADDED TO THE BILL, AS WELL AS ANY UNPAID 2016-2017 NORWICH CITY SCHOOL TAXES.**
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, assessments, fines, 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. **Neither individuals or entities, nor persons acting on their behalf, who are delinquent on any real property taxes levied prior to December 31, 2016 on any parcel within Chenango County which have been returned as delinquent to the Chenango County Delinquent Tax Services may bid on any property at 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 1495 WITH ANY QUESTIONS YOU MAY HAVE.**

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

SAMPLE BID ENVELOPE

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



**CHENANGO COUNTY
REBID TAX SALE BID FORM**

2017

(DATE)

TO THE HONORABLE BOARD OF SUPERVISORS OF CHENANGO COUNTY:

I hereby submit an offer in the amount of U.S.\$ _____ for
Sale Item # _____, located in the Town or Village of _____
assessed to _____, now owned by Chenango
County by Tax Deed recorded in the Chenango County Clerk's Office.

A deposit in the amount of U.S \$ _____ is enclosed to secure my bid as
required by the bid rules.

Form of payment enclosed

Cash Money Order Cashier's Check Certified Check

(Please Print) LEGAL NAME: _____

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

Address _____

Telephone # _____

(Signature of Bidder)

LEGAL NAME: _____

Address _____

Telephone # _____

(Signature of Co Bidder)

****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: TUESDAY, SEPTEMBER 26, 2017, 5:00 P.M.**

2017 CHENANGO COUNTY TAX SALE REBID

ITEM # ASSESSED TO	Location	Assessment	Code/Tax ID. #	Size/School	2017 Delinquent Taxes (high bidders responsibility)
01 COUNTY OF CHENANGO	Corporate Park Dr (Parcel has no road frontage)	AFTON VILLAGE \$21,200.00	Com vac w/imp 284.19-1-19.27	2.58 Acres Afton Central School	\$1,617.76
03 SMITH VALERIE L	Blakesley-Nurse Hollow Rd	AFTON \$1,000.00	Rural vac<10 282.-1 -7.22	0.21 Acres Afton Central School	\$61.66
19 WALKER JOHN A WALKER NANCY A	319 S Brookfield Rd	COLUMBUS \$20,000.00	1 Family Res 21.-1-31	0.27 Acres Brookfield Cen Sch	\$809.46
34 BEARDSLEY JASON A	931 State Hwy 8	GUILFORD \$20,700.00	2 Family Res 223.09-1 -8	0.11 Acres Gil-Mt Upton School	\$774.92
45 SPRATLEY STEVEN M SPRATLEY LAURA A	Co Rd 32 (Rear) (Parcel has no road frontage)	NORTH NORWICH \$6,500.00	Vac farmland 97.-1-63	13.8 Acres Sher-Early Cent Sch	\$416.73
78 COUNTY OF CHENANGO	Foster Road	SMYRNA \$300.00	Rural vac<10 13.-1-42.6	0.16 Acres Sher-Early Cent Sch	\$18.09
82 HAZARD RAYMOND G HAZARD LINDA J	620 Co Rd 20	\$46,800.00	Mfg housing 57.-1-16.1	1.54 Acres Sher-Early Cent Sch	\$2,188.06
Total Parcels = 7					

REQUEST FOR THE 2018 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 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 #: _____