

DELAWARE COUNTY TREASURER'S OFFICE
111 MAIN STREET, SUITE 3, P.O. BOX 431
DELHI, NEW YORK 13753
(607) 832-5070

BEVERLY J SHIELDS
DELAWARE COUNTY TREASURER

www.delcony.us/departments/delq/county_owned.htm

DELAWARE COUNTY
COUNTY-OWNED AUCTION LIST
DATE APRIL 1, 2023
TIME 10:00 A.M.
DELAWARE COUNTY COURTHOUSE, DELHI, NY

TERMS OF SALE

1. REGISTRATION:
Individuals interested in bidding must register to be assigned a bidder number, which must be used when bidding on property. A record of successful bids will be maintained using the assigned number.
2. ELIGIBLE BIDDERS:
All persons are entitled to bid at such sale on said parcels except:
 - a) The members of the Delaware County Board of Supervisors and their spouses and/or significant others;
 - b) The Delaware County Treasurer and the employees of Delaware County Treasurer's office and their spouses and/or significant other;
 - c) The Delaware County Real Property Tax Services Director and the employees of the Delaware County Real Property Tax Services office and their spouses and/or significant others;
 - d) Delinquent taxpayers and their spouses and/or significant others with reference to a parcel owned in Delaware County which resulted in the County acquiring the property;
 - e) Any persons who have defaulted in the past 3 years on bids at previous County tax sales, and
 - f) Items d and e above apply to that individual and their spouses and/or significant others interest (shareholder), partnership and/or ownership of, including but not limited to any business, Corporation, LLC or LLP.
3. REPRESENTATION OF COUNTY:
There is no representation made as to:
 - a) The condition of the property or any buildings or structures thereon or that there are any buildings or structures thereon
 - b) Access to the property
 - c) Its size or configuration
 - d) Its lien's status
4. OCCUPIED PREMISES:
Each parcel is sold "as is". If a parcel is occupied, it is the responsibility of the purchaser to terminate the occupancy and/or to return personal property.
5. PAYMENT OF PURCHASE PRICE:
 - a) Bidders shall deposit part of the amount of the bid described as follows:
(The County will accept personal checks the day of the auction)

<u>Amount of Bid</u>	<u>Amount Of Deposit</u>
less than \$500	full amount of the purchase price
less than \$5,000.00	\$500.00
greater than \$5,000.00	10% of the amount bid
Payment is to be payable to:	"DELAWARE COUNTY TREASURER"

- b) The remainder is due within 20 days. It is payable by bank check, money order, or other form of guaranteed funds to DELAWARE COUNTY TREASURER.
- c) If payment is not made within said time, the bid shall be rejected. The down payment will be retained as liquidated damages, and such defaulting purchaser may be responsible for additional charges.

6. ADDITIONAL CHARGES:

In addition to the amount bid, the successful bidder is responsible for the following:

	Property Classes: 100 - 299 & 411C	Property Classes: 411 & Other	
a)	\$60.00	\$50.00	Deed recording fee
b)	\$5.00	\$5.00	Transfer Gains Affidavit filing fee
c)	\$125.00	\$250.00	Real Property Assessment Equalization
	\$190.00	\$305.00	Payable By Guaranteed Funds To The Delaware County Clerk
d)	2023 Town & County taxes		
e)	2022-2023 Village taxes (if applicable) plus any subsequent tax		

7. DEED RECORDING:

All deeds are quitclaim deeds, conveying the interest that the County of Delaware has in the property to the successful bidder. Once final approval has been received from the Delaware County Board of Supervisors, the County Treasurer will record all deeds. You will receive your deed from the County Clerk's Office by mail.

8. PURCHASERS RESPONSIBILITY:

From the date of the transfer, the purchaser will be responsible for any and all expenses of the property. Purchaser is responsible for paying the 2023 Town and County Tax if not already paid.

9. DEFAULT BY PURCHASER:

Default by the purchaser of failure to meet the terms and procedures of this sale will result in forfeiture of the required deposit. It also disqualifies the purchaser from bidding at the tax sales for three consecutive years.

10. CONFIRMATION AND APPROVAL OF SALE:

All sales are subject to confirmation by the Finance Committee of the Delaware County Board of Supervisors and the Delaware County Board of Supervisors.

11. **THE DELAWARE COUNTY BOARD OF SUPERVISORS RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.**

For further information regarding property description, contact the Real Property Tax office at (607) 832-5130.

BY ORDER OF THE DELAWARE COUNTY BOARD OF SUPERVISORS

Beverly J Shields
Delaware County Treasurer

THIS LIST IS SUBJECT TO CHANGE

POINTS TO CONSIDER:

1. PROPERTY RESEARCH:

You should research parcels before coming to the auction. Go look at the property; know what you are buying.

2. MINIMUM BID PRICE:

The Delaware County Finance Committee may set minimum bids for publication. They are looking for taxes to be covered. In some instances higher bids will be expected.

3. PARKING ON DAY OF AUCTION:

Attendees of the auction should park in the County Office Building Parking Lot across the street from the Courthouse.