

**COUNTY OF SENECA REAL PROPERTY AUCTION SALE**  
**APRIL 18, 2018 AT 7 P.M.**  
**1 DIPRONIO DRIVE**  
**WATERLOO, NEW YORK 13165**  
**TERMS AND CONDITIONS OF SALE**

1. The property offered for sale has been acquired by the County of Seneca (hereinafter referred to as the "County").
2. The property will be conveyed by the County to the purchaser by quit-claim deed.
3. The County will not furnish an abstract of title or an instrument survey map.
4. The County does not make any representation or warranties, express or implied, (a) concerning the quality or the condition of the title to the property; or the validity of marketability of such title; the ownership of any improvements on the property; the condition of the property and any improvements thereon or its fitness for any use; or the accuracy of the property description on the tax roll or in the notice of sale or any other advertisement of sale furnished by the County; or (b) that the property or any improvements thereon presently comply with building or zoning codes or any other State or Local laws or regulations. Any information concerning the property furnished by the County or any of its officers, employees, or agents shall not be deemed to include any such representations or warranties.
5. The purchaser will accept the property and any improvements thereon in "as is" condition with the understanding that the County makes no representation as to ownership or responsibility for any personal property located on the real property.
6. The sale of the property is made subject to (a) village, town, state and federal claims for taxes, liens or other encumbrances, and (b) all easements or rights-of-way which were in existence at the time of the levy of the tax the non-payment of which resulted in the tax deed to the County.
7. The County will convey the property free and clear of County tax liens. The purchaser will be responsible for the outstanding 2017 Town and County tax bill which may include relieved Village and School taxes.
8. All bids are subject to approval and acceptance by the County Treasurer. The County reserves the right to sell to any other bidder if purchaser defaults or to offer the property for sale to any interested party by sealed bid.
9. The County Treasurer reserves the right to accept or reject any or all bids, or to withdraw any parcel from the sale at any time prior to delivery of the deed to the purchaser.
10. (a) The purchaser shall pay a deposit of twenty-five percent (25%) of the purchase price for any property with a purchase price of \$500 or more. Any property with a purchase price under \$500 will require payment in full. Deposit payments shall be made at the time and place of the auction sale. Deposits made on auction day with a debit/credit card will incur an additional 4% processing fee. There will be a 6% buyer's premium in affect for this sale, made payable via separate check/payment to Auctions International, Inc.

(b) The purchaser's bid will be submitted to the County Treasurer.

(c) The purchaser must pay the balance of the purchase price (paid in cash, Credit/Debit Card (MC/VISA only-which incurs a 4.5% additional fee), certified check, bank check or money order payable to the Seneca County Treasurer) together with the necessary recording taxes and fees (paid in cash or check payable to the Seneca County Clerk) no later than 30 days from the date of the auction. Upon receipt of such payments, the deed will be recorded in the County Clerk's office and mailed to the purchaser upon completion of the recording process. It is the sole responsibility of the purchaser to record the deed. A quit claim deed will be provided only in the name of the successful bidder. If the purchaser fails to make such payments on or before the 30 day deadline, the sale shall be deemed canceled and the County shall not be obligated to convey the property to the purchaser, and the purchaser's deposit shall be retained by the County as liquidated damages.

11. The purchaser shall execute a Memorandum of Purchase at the time and place of the auction sale agreeing to purchase the property subject to the terms and conditions of sale prescribed by the County.
12. To prevent unjust enrichment, the owner(s) as appearing on the tax roll at the time the foreclosure proceedings were commenced, must in order to be the successful purchaser at public auction, bid and pay a purchase price at least equal to the amount of all outstanding real property taxes.
13. Any properties not sold at the annual auction may be sold by the Board of Supervisors to any interested parties by sealed bids. Bids must be submitted to the Director of Real Property Tax Services.
14. It is the policy of the Board of Supervisors to sell properties back to former owners at any time after acquiring title provided the property has not been sold at auction. Total taxes' due must be remitted to complete the sale.
15. The County Treasurer and Director of Real Property Tax Services shall not be permitted to purchase County Owned Property.
16. Any disruptive or unprofessional behavior will not be tolerated at the auction. Anyone violating this policy will be removed from the auction and forfeit bidding privileges.
17. Prospective bidders may register at any time beginning at 6 pm..
18. Any successful bidder who fails to complete the purchase by making payment in full and filing or recording the appropriate paperwork with regard to the purchase will be prohibited from bidding at any future Seneca County tax sale.
19. Any purchaser, acting on behalf of another person, business or other entity, must provide a certified copy of his power of attorney or documentation demonstrating his authority to act on behalf of or as agent for that person, business or other entity.