

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

BEVERLY J. SHIELDS
DELAWARE COUNTY TREASURER

**DELAWARE COUNTY
COUNTY-OWNED LIST FOR SEALED BIDS
RETURN DATE OCTOBER 7, 2011**

TERMS OF SALE

1. BIDDING PROCESS:

a) Sealed bids are to be in the Treasurer's Office at 111 Main Street, Delhi, NY 13753 on October 7, 2011 by 4:30pm

b) Bidders shall enclose part of the amount of the bid described as follows:

<u>Amount of Bid</u>	<u>Amount To Enclose</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

c) Envelopes are to be clearly marked: "SEALED BID FOR (*Parcel # and Name*)"

2. ELIGIBLE BIDDERS:

All persons are entitled to bid at such sale on said parcels of property except:

- a) Officers and employees of Delaware County
- b) Officers and employees of the Town in which the land is located
- c) Delinquent taxpayers and immediate family with reference to any parcels owned or previously owned in Delaware County which resulted in acquisition of parcel by the County
- d) Any persons who have defaulted, in the past three years, on prior bids at previous County tax sales

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.

5. PAYMENT OF PURCHASE PRICE:

- a) See 1b) above. Payment is to be payable to the DELAWARE COUNTY TREASURER.
- b) The remainder is due within 10 days upon the notification of successful bids. 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.

6. ADDITIONAL CHARGES:

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

	Property Classes: 100 - 299 & 411	Property Classes: Other	
a)	\$34.00	\$34.00	Deed recording fee
b)	\$5.00	\$5.00	Transfer Gains Affidavit filing fee
c)	\$125.00	\$250.00	Real Property Assessment Equalization
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	\$164.00	\$289.00	Payable By Guaranteed Funds To The Delaware County Clerk
d)	2011-2012 Village Taxes		
e)	2011-2012 School Taxes 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.

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 purchasers 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 as to 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 has set no 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.

4. BOOKLET AVAILABLE: CHARGE \$15.00

The Director of Delaware County Real Property Tax Services has compiled a booklet which includes:

Tax Map Snapshots	Deed Liber/Page
Assessments	Source of Title
Property Class	Location
Last Year's Town & County Tax	Prior Year's School Tax

5. REMEMBER:

The County makes NO representations. The information in this booklet is for identification purposes only. The County makes no representation that the information contained in this booklet is correct.