



ONLINE REAL ESTATE AUCTION

**SINGLE FAMILY HOMES, MULTI-FAMILY HOMES,
COMMERCIAL & VACANT LAND**

**55 COUNTY OF
WAYNE, NY
PROPERTIES**

Online Wed, July 7th through Wed, August 11th
See Website for Complete Details and Registration Application

REGISTER ONLINE at
www.CollarCityAuctionsOnline.com

SEQUENCE #01046; TAX ACCOUNT #74115-00-298016
TRACT #31 - 10770 WOLCOTT RD, ROSE, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
Lot Size: 3.07 +/- Acres
Assessed Value: \$81,900

Deed Book 756/Page 315
School District: N.Rose/Wolcott
Inspection: Drive By Anytime



SEQUENCE #00739; TAX ACCOUNT #63110-07-713944
TRACT #75 - 2328 MORRISON DR, MACEDON, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
Lot Size: 0.47 +/- Acres
Assessed Value: \$63,900

Deed Book 661/Page 278
School District: Pal-Mac
Inspection: Drive By Anytime



Collar City Auctions Realty & Management, Inc.

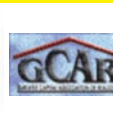
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WELCOME TO WAYNE COUNTY

Wayne County is less than 50 miles west of Syracuse and has been considered to be part of the Rochester, NY Metropolitan Statistical Area and lies on the south shore of Lake Ontario, forming part of the northern border of the United States with Canada. The name honors General Anthony Wayne, an American Revolutionary War hero and American statesman.

Its location during the early westward expansion of the United States, on an international border and in a fertile farming region, has contributed to a rich cultural and economic history. Two world religions sprung from within its borders, and its inhabitants played important roles in abolitionism in the years leading up to the American Civil War. Nineteenth century War of 1812 skirmishes, Great Lakes sailing ship commerce and Erie Canal barge traffic have yielded to contemporary recognition as one of the world's most productive fruit growing regions. Wayne County ranks as New York's top apple producing county.



Sodus Bay



General Anthony Wayne



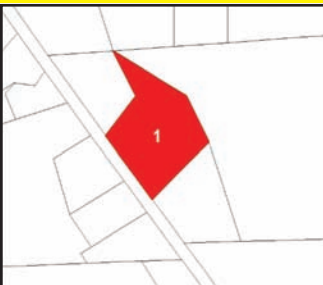
Creager's Bridge

***For questions,
please call
Real Property Office
at 315.946.5916
or 315.946.5922***

SEQUENCE #00003; TAX ACCOUNT #67110-00-638601
TRACT #1 - 628 FILKINS RD, ARCADIA, NY
SINGLE FAMILY RESIDENCE W/ 1 CAR DETACHED GARAGE

Class Code: 210
 Lot Size: 2.90 +/- Acres
 Assessed Value: \$76,800

Deed Book 905/Page 92318
 School District: Newark
 Inspection: Drive By Anytime



SEQUENCE #00062; TAX ACCOUNT #68110-08-793924
TRACT #2 - 821 CHURCH ST, ARCADIA, NY
TWO FAMILY RESIDENCE W/ 2 CAR DETACHED GARAGE

Class Code: 220
 Lot Size: 0.36 +/- Acres
 Assessed Value: \$74,100

Deed Book 404/Page 417
 School District: Newark
 Inspection: Drive By Anytime



SEQUENCE #00149; TAX ACCOUNT #68112-20-819005
TRACT #3 - 1759 WELCHER RD, ARCADIA, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.75 +/- Acres
 Assessed Value: \$48,700

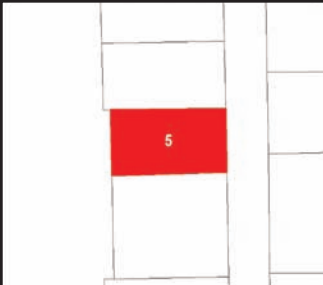
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 School District: Newark
 Inspection: Drive By Anytime



SEQUENCE #00166; TAX ACCOUNT #68113-12-774682
TRACT #5 - 3102 ROUTE 88N, ARCADIA, NY
RESIDENTIAL VACANT LAND

Class Code: 311
 Lot Size: 0.22 +/- Acres
 Assessed Value: \$9,000

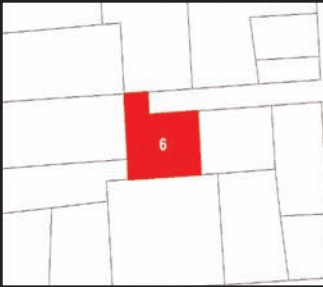
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 School District: Newark
 Inspection: Drive By Anytime



SEQUENCE #00248; TAX ACCOUNT #75117-20-878194
TRACT #6 - 12042 WILLOW LN, V. WOLCOTT, NY
RESIDENTIAL VACANT LAND

Class Code: 311
 Lot Size: 0.30 +/- Acres
 Assessed Value: \$7,000

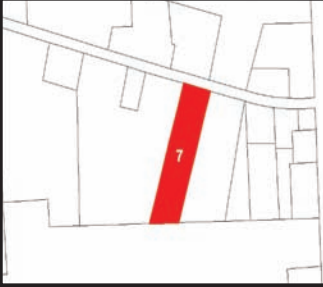
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 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #00303; TAX ACCOUNT #78117-00-548109
TRACT #7 - 14182 WESTBURY CUTOFF RD, BUTLER, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 2.43 +/- Acres
 Assessed Value: \$53,000

Deed Book 978/Page 3
 School District: Red Creek
 Inspection: Drive By Anytime



SEQUENCE #00377; TAX ACCOUNT #74112-10-460605
TRACT #10 - 253 GLASGOW ST, CLYDE, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.27 +/- Acres
 Assessed Value: \$40,200

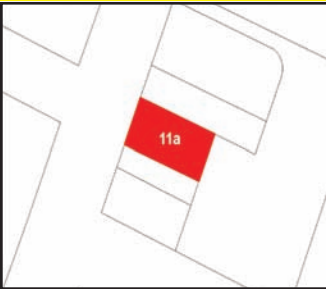
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 School District: Clyde Savannah
 Inspection: Drive By Anytime



SEQUENCE #00381; TAX ACCOUNT #74112-14-384385
TRACT #11A - 105-107 GLASGOW ST, CLYDE, NY
VACANT LAND LOCATED IN COMMERCIAL AREAS

Class Code: 330
 Lot Size: 0.07 +/- Acres
 Assessed Value: \$6,400

Deed Book 920/Page 91555
 School District: Clyde Savannah
 Inspection: Drive By Anytime



SEQUENCE #00505; TAX ACCOUNT #75116-00-375768
TRACT #12 - LIMEKILN RD, HURON, NY
VACANT LAND IN COMMERCIAL AREA

Class Code: 330
 Lot Size: 16.12 +/- Acres
 Assessed Value: \$9,600

Deed Book /Page
 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #00542; TAX ACCOUNT #70111-12-982665
TRACT #14 - 12 BUTTERNUT ST, LYONS, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.07 +/- Acres
 Assessed Value: \$35,600

Deed Book 633/Page 705
 School District: Lyons
 Inspection: Drive By Anytime



SEQUENCE #00579; TAX ACCOUNT #71111-05-112853
TRACT #15 - 123 BROAD ST, LYONS, NY
RESIDENTIAL VACANT LAND

Class Code: 311
 Lot Size: 0.20 +/- Acres
 Assessed Value: \$54,800

Deed Book 906/Page 97766
 School District: Lyons
 Inspection: Drive By Anytime



SEQUENCE #00687; TAX ACCOUNT #61112-00-544927
TRACT #20 - 566 FREY RD, MACEDON, NY
MOBILE HOME

Class Code: 270
 Lot Size: 0.86 +/- Acres
 Assessed Value: \$45,300

Deed Book 918/Page 93787
 School District: Pal-Mac
 Inspection: Drive By Anytime



SEQUENCE #00806; TAX ACCOUNT #61117-00-949208
TRACT #21 - 859 CLEVINGER RD, ONTARIO, NY
RURAL RESIDENCE WITH ACREAGE

Class Code: 240
 Lot Size: 42.30 +/- Acres
 Assessed Value: \$261,900

Deed Book 910/Page 98507
 School District: Wayne Central
 Inspection: Drive By Anytime



SEQUENCE #00987; TAX ACCOUNT #73114-00-944919
TRACT #26 - 10492 WAYNE CENTER ROSE ROAD, ROSE, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.44 +/- Acres
 Assessed Value: \$60,000

Deed Book 911/Page 91002
 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #01000; TAX ACCOUNT #73116-00-899073
TRACT #27 - 5020 N. HURON ST, ROSE, NY
VACANT LAND IN COMMERCIAL AREA

Class Code: 330
 Lot Size: 2.15 +/- Acres
 Assessed Value: \$8,300

Deed Book 920/Page 465
 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #01022; TAX ACCOUNT #73116-20-840033
TRACT #29 - 10409 MAPLE AVE, ROSE, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.21 +/- Acres
 Assessed Value: \$65,000

Deed Book 914/Page 99875
 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #01028; TAX ACCOUNT #73116-20-880082
TRACT #30 - N. HURON ST, ROSE, NY
VACANT LAND IN COMMERCIAL AREA

Class Code: 330
 Lot Size: 1.34 +/- Acres
 Assessed Value: \$6,400

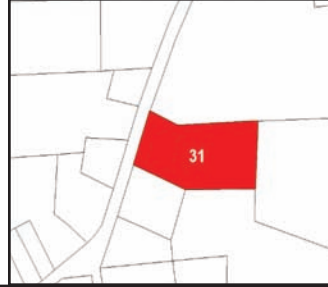
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 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #01046; TAX ACCOUNT #74115-00-298016
TRACT #31 - 10770 WOLCOTT RD, ROSE, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 3.07 +/- Acres
 Assessed Value: \$81,900

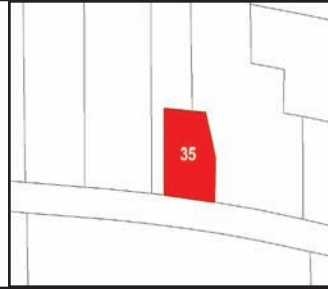
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 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #01159; TAX ACCOUNT #67117-00-903804
TRACT #35 - 5671 RIDGE RD W, SODUS, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.55 +/- Acres
 Assessed Value: \$53,000

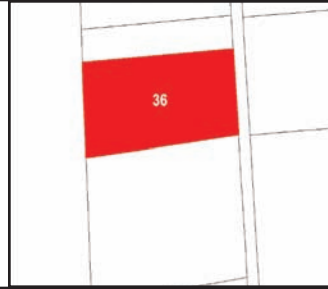
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 School District: Sodus
 Inspection: Drive By Anytime



SEQUENCE #01190; TAX ACCOUNT #68118-00-375335
TRACT #36 - PRATT RD, SODUS, NY
RURAL VACANT LAND OF 10 ACRES OF LESS

Class Code: 314
 Lot Size: 5.70 +/- Acres
 Assessed Value: \$13,700

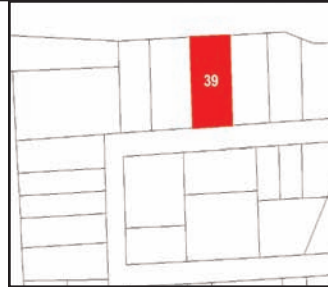
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 School District: Sodus
 Inspection: Drive By Anytime



SEQUENCE #01245; TAX ACCOUNT #69118-17-178199
TRACT #39 - 22 DANFORD ST, V. SODUS, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.48 +/- Acres
 Assessed Value: \$60,000

Deed Book 575/Page 754
 School District: Sodus
 Inspection: Drive By Anytime



SEQUENCE #01315; TAX ACCOUNT #71115-00-365790
TRACT #40 - 8423 WAGEMAKER RD, SODUS, NY
OTHER STORAGE, WAREHOUSE OR DISTRIBUTION FACILITIES

Class Code: 449
 Lot Size: 20.56 +/- Acres
 Assessed Value: \$36,600

Deed Book 479/Page 407
 School District: Sodus
 Inspection: Drive By Anytime



SEQUENCE #01317; TAX ACCOUNT #71115-00-429909
TRACT #41 - PILGRIMPORT RD, SODUS, NY
RESIDENTIAL VACANT LAND

Class Code: 311
 Lot Size: 7.79 +/- Acres
 Assessed Value: \$17,700

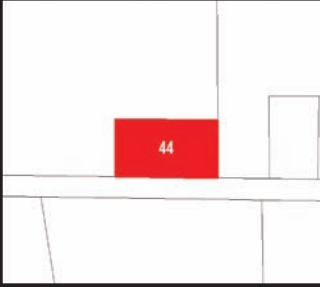
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 School District: Lyons
 Inspection: Drive By Anytime



SEQUENCE #01475; TAX ACCOUNT #63116-00-057102
TRACT #44 - 1791 PLANK RD, WALWORTH, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.83 +/- Acres
 Assessed Value: \$65,000

Deed Book 914/Page 97652
 School District: Wayne Central
 Inspection: Drive By Anytime



SEQUENCE #01487; TAX ACCOUNT #65116-00-738825
TRACT #45 - 5615 ROUTE 21, WILLIAMSON, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 1.00 +/- Acres
 Assessed Value: \$69,600

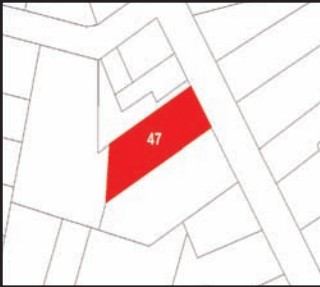
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 School District: Williamson
 Inspection: Drive By Anytime



SEQUENCE #01574; TAX ACCOUNT #75117-16-793436
TRACT #47 - 6109 LAKE AVE, V WOLCOTT, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.49 +/- Acres
 Assessed Value: \$44,500

Deed Book 769/Page 297
 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #00000; TAX ACCOUNT #68111-17-198213
TRACT #51 - 205 OSBORN ST, V. NEWARK, NY
SINGLE FAMILY RESIDENCE W/ 2 CAR DETACHED GARAGE

Class Code: 210
 Lot Size: 0.45 +/- Acres
 Assessed Value: \$70,700

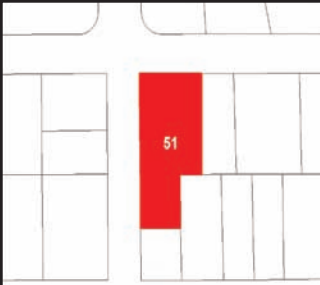
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 School District: Newark
 Inspection: Drive By Anytime



SEQUENCE #00116; TAX ACCOUNT #68111-17-198213
TRACT #51 - 205 OSBORN ST, V. NEWARK, NY
SINGLE FAMILY RESIDENCE W/ 2 CAR DETACHED GARAGE

Class Code: 210
 Lot Size: 0.45 +/- Acres
 Assessed Value: \$70,700

Deed Book 972/Page 395
 School District: Newark
 Inspection: Drive By Anytime

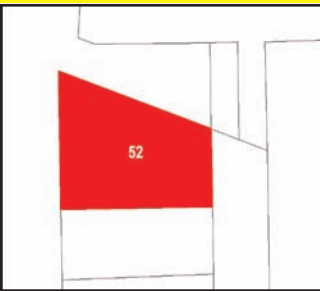


WITHDRAWN

SEQUENCE #00137; TAX ACCOUNT #68111-18-495230
TRACT #52 - 240 NORTON ST, V. NEWARK, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
Lot Size: 0.24 +/- Acres
Assessed Value: \$60,200

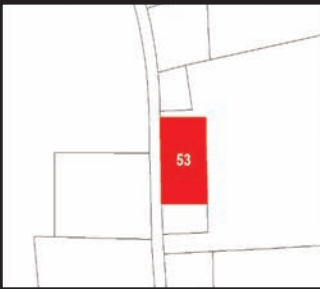
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School District: Newark
Inspection: Drive By Anytime



SEQUENCE #00197; TAX ACCOUNT #69111-00-038445
TRACT #53 - 1320 SLEIGHT RD, ARCADIA, NY
MOBILE HOME

Class Code: 270
Lot Size: 1.03 +/- Acres
Assessed Value: \$65,800

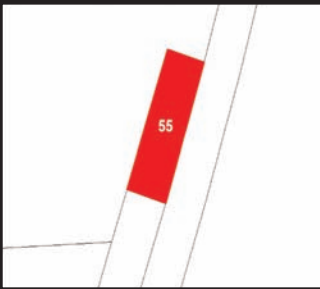
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School District: Newark
Inspection: Drive By Anytime



SEQUENCE #00223; TAX ACCOUNT #69114-00-799899
TRACT #55 - 130 ZURICH RD, ARCADIA, NY
RURAL VACANT LAND OF 10 ACRES OF LESS

Class Code: 314
Lot Size: 0.23 +/- Acres
Assessed Value: \$700

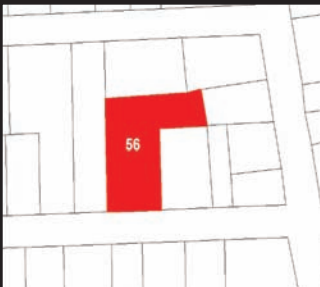
Deed Book 677/Page 12
School District: Newark
Inspection: Landlocked



SEQUENCE #00277; TAX ACCOUNT #77114-17-109124
TRACT #56 - 13025 SOUTH BUTLER RD, BUTLER, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
Lot Size: 0.48 +/- Acres
Assessed Value: \$21,500

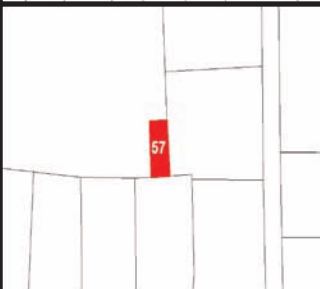
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School District: N.Rose/Wolcott
Inspection: Drive By Anytime



SEQUENCE #00281; TAX ACCOUNT #77114-17-205140
TRACT #57 - REED DR (REAR), BUTLER, NY
RESIDENTIAL VACANT LAND

Class Code: 311
Lot Size: 0.03 +/- Acres
Assessed Value: \$800

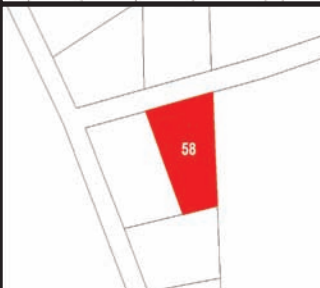
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School District: N.Rose/Wolcott
Inspection: Landlocked



SEQUENCE #00314; TAX ACCOUNT #72110-00-018850
TRACT #58 - 8964 STELL RD, GALEN, NY
MOBILE HOME

Class Code: 270
Lot Size: 1.00 +/- Acres
Assessed Value: \$35,000

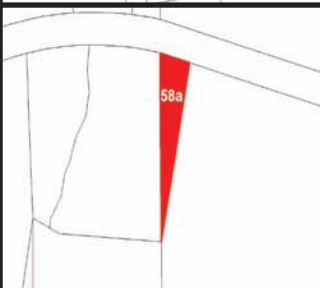
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School District: Lyons
Inspection: Drive By Anytime



SEQUENCE #00348; TAX ACCOUNT #73112-16-959333
TRACT #58A - GENEVA ST, V.CLYDE, NY
RESIDENTIAL VACANT LAND

Class Code: 311
Lot Size: 0.15 +/- Acres
Assessed Value: \$400

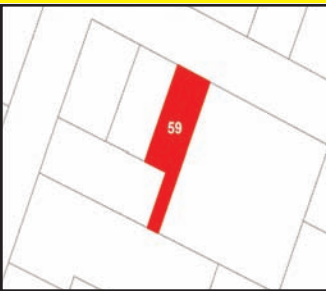
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School District: Clyde Savannah
Inspection: Drive By Anytime



SEQUENCE #00372; TAX ACCOUNT #74112-10-290501
TRACT #59 - 86 W DEZENG ST, V. CLYDE, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.11 +/- Acres
 Assessed Value: \$34,200

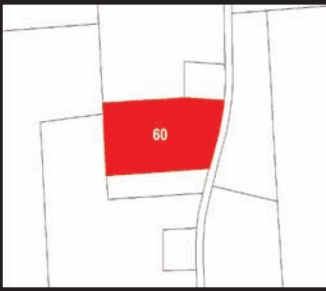
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 School District: Clyde Savannah
 Inspection: Drive By Anytime



SEQUENCE #00498; TAX ACCOUNT #74117-00-068242
TRACT #60 - 5943 FIFTH RD, HURON, NY
MOBILE HOME

Class Code: 270
 Lot Size: 6.75 +/- Acres
 Assessed Value: \$34,700

Deed Book /Page
 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #00505; TAX ACCOUNT #74117-00-091642
TRACT #61 - 10000 JEFFERSON RD, HURON, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 4.00 +/- Acres
 Assessed value: \$79,000

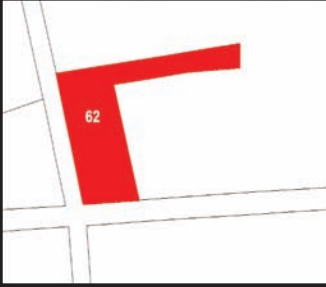
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 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #00503; TAX ACCOUNT #74117-00-656091
TRACT #62 - 11047 WILSON ST, HURON, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 1.20 +/- Acres
 Assessed Value: \$60,000

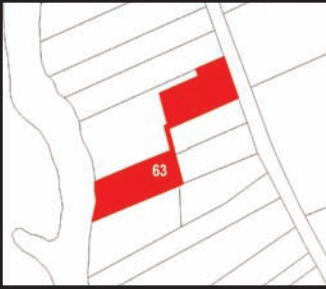
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 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #00540; TAX ACCOUNT #70111-08-797749
TRACT #63 - 51 LAYTON ST, LYONS, NY
SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE

Class Code: 210
 Lot Size: 1.33 +/- Acres
 Assessed Value: \$57,000

Deed Book 931/Page 578
 School District: Lyons
 Inspection: Drive By Anytime



SEQUENCE #00585; TAX ACCOUNT #71111-05-112925
TRACT #65 - 26 MAPLE ST, LYONS, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.22 +/- Acres
 Assessed Value: \$64,300

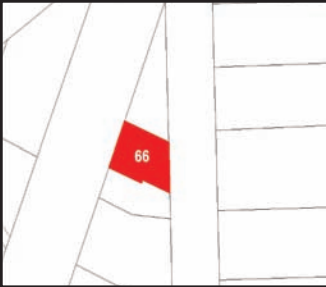
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 School District: Lyons
 Inspection: Drive By Anytime



SEQUENCE #00586; TAX ACCOUNT #71111-05-114806
TRACT #66 - 114 BROAD ST, LYONS, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.08 +/- Acres
 Assessed Value: \$49,800

Deed Book 914/Page 98322
 School District: Lyons
 Inspection: Drive By Anytime



SEQUENCE #00673; TAX ACCOUNT #61111-00-157591

TRACT #69 - WAYNEPORT RD, MACEDON, NY

**** BEING COMBINED WITH TRACT 70, SEPARATE FEES APPLY ****

RESIDENTIAL VACANT LAND OVER 10 ACRES

Class Code: 322

Lot Size: 41.10 +/- Acres

Assessed Value: \$210,000

Deed Book 915/Page 93473

School District: Pal-Mac

Inspection: Drive By Anytime



SEQUENCE #00674; TAX ACCOUNT #61111-00-186684

TRACT #70 - CARLSON LANE, MACEDON, NY

**** BEING COMBINED WITH TRACT 69, SEPARATE FEES APPLY ****

VACANT LAND IN COMMERCIAL AREA

Class Code: 330

Lot Size: 5.11 +/- Acres

Assessed Value: \$95,000

Deed Book 915/Page 93471

School District: Pal-Mac

Inspection: Drive By Anytime



SEQUENCE #00734; TAX ACCOUNT #62113-07-742856
TRACT #74 - 3246 SHERWOOD DR, MACEDON, NY
SINGLE FAMILY RESIDENCE

Class Code: 210

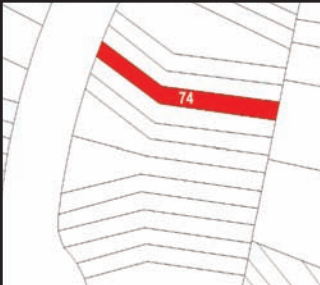
Lot Size: 0.10 +/- Acres

Assessed Value: \$72,800

Deed Book 900/Page 99338

School District: Gananda

Inspection: Drive By Anytime



SEQUENCE #00739; TAX ACCOUNT #63110-07-713944
TRACT #75 - 2328 MORRISON DR, MACEDON, NY
SINGLE FAMILY RESIDENCE

Class Code: 210

Lot Size: 0.47 +/- Acres

Assessed Value: \$63,900

Deed Book 661/Page 278

School District: Pal-Mac

Inspection: Drive By Anytime



SEQUENCE #00799; TAX ACCOUNT #67114-00-011268
TRACT #77 - 3579 SHERIDAN RD, MARION, NY

Class Code: 241

Lot Size: 11.81 +/- Acres

Assessed Value: \$210,000

Deed Book 9/Page 10087

School District: Marion

Inspection: Drive By Anytime



SEQUENCE #00822; TAX ACCOUNT #61119-00-262420
TRACT #78 - 345 PARSONS ACRES, ONTARIO, NY
SINGLE FAMILY RESIDENCE

Class Code: 210

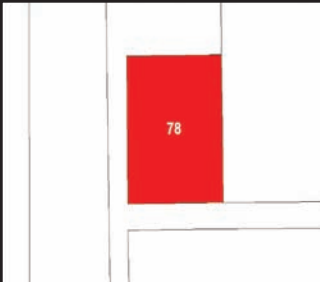
Lot Size: 1.42 +/- Acres

Assessed Value: \$137,200

Deed Book 810/Page 452

School District: Wayne

Inspection: Drive By Anytime



SEQUENCE #00936; TAX ACCOUNT #66112-00-656427
TRACT #79 - 4672 S. CREEK RD, PALMYRA, NY
COMMERCIAL ONE STORY STRUCTURE

Class Code: 484

Lot Size: 3.35 +/- Acres

Assessed Value: \$76,000

Deed Book 849/Page 52

School District: Newark

Inspection: Drive By Anytime



SEQUENCE #01026; TAX ACCOUNT #74114-05-223963
TRACT #82 - 10712 WOLCOTT RD, ROSE, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.18 +/- Acres
 Assessed Value: \$64,600

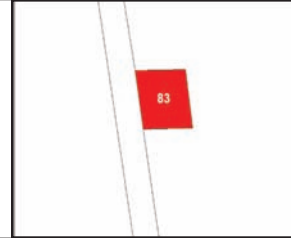
Deed Book 908/Page 95334
 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



SEQUENCE #01057; TAX ACCOUNT #76112-00-622944
TRACT #83 - 2512 REED RD, SAVANNAH, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.25 +/- Acres
 Assessed Value: \$13,000

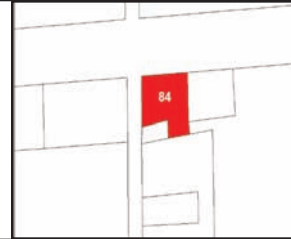
Deed Book 790/Page 336
 School District: Clyde Savannah
 Inspection: Drive By Anytime



SEQUENCE #01142; TAX ACCOUNT #67117-00-517988
TRACT #84 - 6544 REDMAN RD, SODUS, NY
RESIDENTIAL VACANT LAND W/ SMALL IMPROVEMENT

Class Code: 312
 Lot Size: 0.67 +/- Acres
 Assessed Value: \$15,300

Deed Book 918/Page 91892
 School District: Sodus
 Inspection: Drive By Anytime



SEQUENCE #01150; TAX ACCOUNT #67118-00-783728
TRACT #85 - 7093 N. CENTENARY RD, SODUS, NY
RURAL RESIDENCE WITH ACREAGE

Class Code: 240
 Lot Size: 40.08 +/- Acres
 Assessed Value: \$65,300

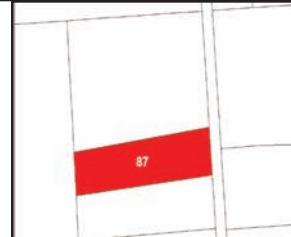
Deed Book 916/Page 98969
 School District: Sodus
 Inspection: Drive By Anytime



SEQUENCE #01169; TAX ACCOUNT #68118-00-371392
TRACT #87 - 6871 PRATT RD, SODUS, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 2.84 +/- Acres
 Assessed Value: \$38,000

Deed Book 965/Page 35
 School District: Sodus
 Inspection: Drive By Anytime



SEQUENCE #01323; TAX ACCOUNT #71119-17-194218
TRACT #90 - 7533 N. FITZHUGH ST, V. SODUS POINT, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.38 +/- Acres
 Assessed Value: \$63,800

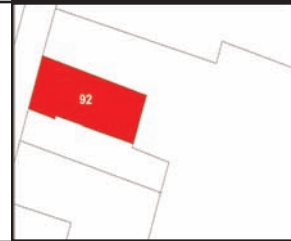
Deed Book 947/Page 989
 School District: Sodus
 Inspection: Drive By Anytime



SEQUENCE #01350; TAX ACCOUNT #61114-07-703804
TRACT #92 - 4000 W WALWORTH RD, WALWORTH, NY
SINGLE FAMILY RESIDENCE

Class Code: 210
 Lot Size: 0.34 +/- Acres
 Assessed Value: \$79,900

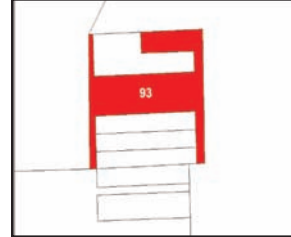
Deed Book 913/Page 98297
 School District: Wayne
 Inspection: Drive By Anytime



SEQUENCE #01543; TAX ACCOUNT #75120-00-596365
TRACT #93 - 8361 RONEY RD, WOLCOTT, NY
**** SUBJECT TO RIGHT OF WAY THAT RUNS THROUGH PARCEL ****
RURAL VACANT LAND OF 10 ACRES OF LESS

Class Code: 314
 Lot Size: 0.96 +/- Acres
 Assessed Value: \$4,000

Deed Book /Page
 School District: N.Rose/Wolcott
 Inspection: Drive By Anytime



COUNTY OF WAYNE, NY REAL ESTATE AUCTION

PARTIAL AUCTION TERMS. SEE BIDDER APPLICATION AND WEBSITE FOR ADDITIONAL DOCUMENTS AND INFORMATION

By electronically or manually signing this certification and submitting along with all documents related to the Online Bidder Application, in exchange for bidding privileges, I hereby certify under penalty of perjury the following:

This contract and all related documents should be reviewed by your counsel prior to bidding as it contains terms and requirements which are not subject to modification, bid withdrawal or bid cancellation. By bidding on any property being offered for auction, you acknowledge that you have either: (1). reviewed the contract with your attorney or, (2). waived right of attorney review. Further note that failure of purchaser to secure financing prior to date of transfer does not constitute grounds for an extension or return of the Down Payment and Buyer's Premium.

1. The property(s) offered for sale has/have been acquired by the County of Wayne (hereinafter referred to as the "County") by Court Order pursuant to the provisions of Title 3, Article 11 of the Real Property Tax Law of the State of New York.
2. All potential Bidders/Buyers must BECOME A MEMBER WITH COLLAR CITY AUCTIONS @ WWW.COLLARCITYAUCTIONSONLINE.COM.
3. All Bidders/Buyers must register for this auction and submit all required Bidder Application documents and then will be manually approved to bid once Bidder Application has been received, reviewed and approved by the auction company. **LATE REGISTRATIONS WILL NOT BE APPROVED.**
4. Former owners will not be allowed to bid on their properties. No third parties shall be allowed to bid on behalf of a former owner.
5. By acknowledging and executing these Terms & Conditions, the purchaser certifies that he/she is not representing the former owner(s) of the property against whom the County Foreclosed tax liens and has no intent to defraud the County of the unpaid taxes, assessment, penalties, and charges which have been levied against the property. The purchaser agrees that neither he/she nor his/her assigns shall convey, transfer, or assign the property to the former owner(s) against whom the County foreclosed within 24 months subsequent to the auction date. If such conveyance occurs, the purchaser understands that he/she will be found to have committed fraud, and/or intent to defraud, and will be liable for any deficiency between the purchase price at auction and such sums as were owed to the County for unpaid taxes prior to the tax lien foreclosure on the property and consents to immediate judgment by the County for said amounts in addition to reasonable attorney's fees and expenses.
6. **NO PERSON OR ORGANIZATION CAN BID ON PROPERTIES AT THE AUCTION IF THEY, OR A CORPORATION OR COMPANY THEY ARE AFFILIATED WITH, OWE PROPERTY TAXES (CURRENT YEAR OR PRIOR YEAR) TO THE COUNTY. ALL SUCH TAX LIABILITIES MUST BE PAID PRIOR TO THE AUCTION IN ORDER TO BID AT THE AUCTION.** Previously defaulting parties (i.e., parties who have a property tax installment contract or have failed to pay taxes for prior tax years) are not allowed to bid until 18 months after the default is cured.) Failure to comply with this provision will be grounds for default and forfeiture of any deposits paid without exceptions.
7. The property will be conveyed by the County to the purchaser by quit-claim deed, containing a description of the property known as tax map number and as it appeared on the tax roll for the year upon which the County acquired title or as corrected up to date of deed. The deed will be recorded by the County upon payment in full of the purchase price and all closing fees/costs. **POSSESSION OF PROPERTY IS FORBIDDEN UNTIL THE DEED IS RECORDED WITH THE WAYNE COUNTY CLERK CONVEYING TITLE TO THE PURCHASER. TITLE VESTS AT THE RECORDING OF THE DEED.** It is agreed between the County and the purchaser that delivery and acceptance of the deed occurs upon recording of the deed, which shall constitute the transfer of legal title of the premises to the buyer.
8. Deeds shall convey title only to the person identified as the successful bidder whose bid has been accepted by the Board of Supervisors, along with the successful bidder's spouse, if so desired. No deed shall be executed to convey title in the name of anyone other than the successful bidder, and bidder's spouse, if so desired.
9. The County will not furnish an abstract of title or an instrument survey map.
10. The County does not make any representations or warranties,

expressed or implied, (a) concerning the quality or the condition of the title to the property, or the validity or 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 with any 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. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only.

11. Any successful bidder, who fails to tender the deposit as outlined, will be forbidden to participate in this or any other auction for a time period of 18 months. Any parcels where the deposit was not received at the close of the auction contract completion date will be considered defaulted. If a purchaser fails to close on the parcel(s) that he/she bids on at the auction, he/she will be prohibited from participating at future auctions held for the County of Wayne for a time period of 18 months.
12. I acknowledge that I have received a complete bidder packet and will not be approved to bid until the Auction Company has received my fully completed Online Bidder Application.
13. As specified in the "Online Bidder Application" I unconditionally acknowledge, agree and authorize the Auction Company to place a \$1,000.00 hold on my credit or debit card (**NO PREPAID CARDS OR AMERICAN EXPRESS ACCEPTED**) which will be released if I am not the successful bidder or you may include an official bank check made payable to Collar County Auctions Realty & Mgmt., Inc. **PERSONAL AND BUSINESS CHECKS WILL NOT BE ACCEPTED.** Non-winning bidders will receive a full refund in approximately 10-business days post auction without any accrued interest. Credit card hold will be released upon completion of the purchase and sale contracts for winning bidders and within five business days for non-winning bidders. The hold is required in order to be approved to obtain bidding privileges and will only be converted to a fully executable charge and retained if the successful high bidder does not perform and complete the required purchase contracts and addendums by appointment on **Thursday, August 19, 2021**. Wayne County Office Building, 16 Williams Street, Lyons, NY 14489. I further unconditionally grant permission to the auction company to charge my credit or debit card in full or part for all amounts due if I default in any contractual obligations herein and forever forgo any and all rights to place a chargeback or dispute on any charge placed on my credit card related to my obligations agreed to herein as well as contained in the Online Bidder Application Credit/Debit Card Agreement. If I attempt or do place any chargeback, file a dispute or claim of any kind or attempt to cancel any hold now or in the future, I unconditionally grant the auction company permission to charge all monies due in full or increments as available and I further acknowledge to my credit card company that if I file a dispute, chargeback or any claim to attempt a block, reversal or cancellation of any charge or hold placed due auction company or the County that it is not valid and further instruct and grant unconditional authorization and permission to my credit card company to void my chargeback, dispute or requests of any kind now and forever. Additionally, I grant the auction company permission to charge my credit card now or at any time in the future an additional recovery fee, in full or increments, the amount of \$750.00 to cover their time involved with answering any chargeback, dispute or claim now or in the future. I also acknowledge and agree to reimburse the auction company and County all time, legal expenses, attorney fees incurred if I cause litigation or any claim that would cause these types of fees to be incurred. I further agree not to close any credit card in an attempt to prevent fees due from being charged to my credit card. I unconditionally acknowledge and agree that upon registering and entering my name and credit card information into the auction company's registration process that I am electronically signing and guaranteeing that I have read, fully understand and agree to abide by and be bound by all related terms herein. I agree to be fully responsible for all associated costs involved with the resale, remarketing and any deficiency if I default and the Auction Company and County must resell any property(s) due to

COUNTY OF WAYNE, NY REAL ESTATE AUCTION

PARTIAL AUCTION TERMS. SEE BIDDER APPLICATION AND WEBSITE FOR ADDITIONAL DOCUMENTS AND INFORMATION

my default. I agree that if I bid on multiple properties, these terms and all fees apply individually to each separate parcel.

14. I have read and agree to be bound by all terms herein as well as contained in the County of Wayne, NY Tax Property Online Bidder Application and fully and unconditionally understand and agree to abide by and be bound to them without exception.
15. By registering, I acknowledge I have sufficient funds to meet all requirements as called for by the terms within the Online Bidder Application as well as purchase agreement post auction. I agree to be fully responsible for all collection costs, plus reasonable attorney fees related to any and all collection costs incurred by the County or auction company if I default and fully understand that litigation between the County and any bidder or buyer will only be brought forth in Wayne County Supreme Court and any litigation between the auction company and any bidder or buyer shall only be brought forth in Schenectady County Supreme Court.
16. Upon being declared the high bidder on a parcel, the Bidder as Purchaser will be contacted by the Auction Company to schedule an appointment which will take place, Wayne County Office Building, 16 Williams Street, Lyons, NY 14489, **Thursday, August 19, 2021 from 9:00 am to 4:00 pm** and at that time the buyer will be required to execute the Contract of Sale Packet and remit the required Down Payment of 10 Percent of the bid price and 6% or 10% Buyer's Premium, per property and based on the total on bid amount. If a bid price is \$1,000.00 or less, plus buyer's premium and all other required fees/costs, if any described herein, shall be the total purchase price and must be paid in full at time of contract completion. **All monies must be made in CASH or Cashier's Check, Visa, Mastercard or Discover. No American Express or Pre-paid Credit Cards. Cashier's Checks must be payable to the Collar County Auctions Realty & Mgmt., Inc. Escrow and drawn on banks insured by the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Association (NCUA). No exceptions.**
17. The property will be sold as advertised and "AS IS" with absolutely no warranty or guaranty, expressed or implied. I agree to accept the property in, "AS IS" condition with all faults as defined in the Auction Rules and Sales Contract. No representations of any kind are or have been made by the Auction Company, County of Wayne or their agents as to the title or physical condition of the property or as to the existence of any improvements thereon including water/well and sewer/septic systems. The sale of these properties is pursuant to a purchase contract. Failure of purchaser to secure financing prior to date of transfer does not constitute grounds for an extension or return of the down payment or buyer's premium. All information contained in the Auction Brochure and contained within the website of Collar County Auctions Realty & Management, Inc. (herein after known as "Auction Company") and contained in the Online Bidder Application is supplied for informational purposes only and not guaranteed. Prospective purchasers are urged to fully research any property prior to bidding at auction. Furthermore, all parties agree to hold harmless the County, Auction Company and their agents from any errors and or omissions, injury and or other matter that may arise now or in the future.
18. I am an eligible buyer as defined in the Auction Terms, Online Bidder Application and Sales Contract Packet.
19. (a) I am not the prior owner of any of the properties being offered for auction;
(b) I am not an immediate family member of a prior owner;
(c) I am not in any way acting on behalf of, as an agent of, or as a representative of the prior owner;
(d) I am not acting as an agent of any officer, stockholder of a Corporation or general or limited partner of a partnership which owns any of the properties being offered for sale;
(e) I do not own property in the County of Wayne, either individually, jointly with another, through a corporation or partnership, which **has two or more years of delinquent taxes**;
(f) I am not acting on behalf of, as an agent of, or a representative of any of the persons or entities set forth herein or above;
(g) In accordance with the requirements and prohibitions set forth in Article 18 of the General Municipal Law, sitting members of the Wayne County Board of Supervisors are precluded from bidding on any parcels included in the auction. Members of Town Boards for each Town in the County of Wayne are precluded from bidding on any parcels located in their respective Towns. I am not an elected or appointed official, (nor the spouse, minor child or dependent, thereof) involved in the assessment, tax levy, budget making or tax rate setting process in any municipality in the County of Wayne, including but not limited to Assessors, Board of Review Members, Town Board Members, and Town Supervisors. Village Trustees, Village Mayor, County Bureau of Finance, County Attorney, County Legislators, County Clerk and County Real Property Tax Director;
(h) that I have not defaulted from the prior **TWO** years' County of Wayne Delinquent Auctions. That by submission of a bid, each bidder and each person signing in person or electronically on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies that to the best of their knowledge and belief: The prices in a bid have been arrived at independently without collusion, consultation, communication, or agreement for the purpose of restricting competition as to any matter relating to such prices with any other bidder or with any competitor.
20. I understand that in the event that I refuse or fail to complete my contractual obligations as a successful high bidder or if I fail to consummate purchase of any parcel at an auction, the second highest bidder of that parcel, at the discretion of the County of Wayne, NY, shall be offered the opportunity to purchase the parcel at the amount of the second highest bid plus the buyer's premium, closing costs/fees, and such other amounts as are due under these terms and conditions of sale. Secondary sale is not grounds for any refund or release of performance obligations to initial bidder as purchaser.
21. I understand and agree that if at any time prior to the recording of the deed, the County of Wayne determines that the Buyer is one of the persons set forth in paragraph 4, 5 and 6 herein or in violation of paragraph 8 herein, the County of Wayne at its sole option shall declare the public online auction sales contract breached and the County of Wayne shall retain any and all down payments made, and the Buyer shall forfeit all buyer's premium to the auction company paid or due and owing. I understand that if I am an elected official bidding on tax property within the local government jurisdiction that I serve, knowingly entering into a purchase contract is in violation of state law and may subject me to criminal and/or civil penalties including but not limited to: forfeiture of deposits, purchase price, buyer's premium, and title to the subject property.
22. I agree to hold the Auction Company, County of Wayne and their agents and or principals to the extent permitted by law, harmless from any claims based on environmental hazards that may be present on any property I purchase. No representations have been made or will be made by the County of Wayne as to the environmental condition or zoning compliance of the property.
23. I have received a copy of the pamphlet Protect Your Family From Lead in Your Home and I waive the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead based paint hazards.
24. I understand that only bids made by clearly using my user identification/user screen name will be accepted and that the bidding process will be recorded.
25. All parcels purchased by a Buyer must be paid for in full. Selective closings are not permitted. Failure to remit full payment on all parcels purchased at the auction will result in a forfeiture of all monies paid, which will be retained by the County and Auction Company as liquidated damages, and the cancellation of all sales to the Buyer.
26. All tax properties sold at auction are being sold subject to:
 - a) Rights of the public and others in and to any part of the premises that lies within the bounds of any street, alley, or highway.
 - b) Manufactured home, mobile home or trailer liens, if any.
 - c) All covenants, leases, easements and restrictions of record affecting said premises, if any.
 - d) Any state of facts that an accurate, currently dated survey might disclose.
 - e) Environmental conditions of property.
 - f) All New York State and Federal tax liens, if any.
 - g) All taxes due as applicable and disclosed on the date of the auction. It is understood that these taxes may not be exact and owing
 - h) Village tax liens, if any.

COUNTY OF WAYNE, NY REAL ESTATE AUCTION

PARTIAL AUCTION TERMS. SEE BIDDER APPLICATION AND WEBSITE FOR ADDITIONAL DOCUMENTS AND INFORMATION

- i) Back delinquent taxes are forgiven, and the Buyer shall not be liable for any previous taxes owed by the former owner.
27. The premises being sold may be subject to tenancies and/or leases affecting the said premises. Buyer is to determine the existence and status of such interests and the applicable legal rights there to. Evictions, if necessary, are solely the responsibility of the Buyer after the recording of and receipt of the deed.
28. The total Bid Price is the combination of the high bid, the buyer's premium, and all applicable fees. The buyer shall enter into the required non-contingent purchase and sale agreement. All sales shall be final, absolute and without recourse, and in no event shall the County be or become liable for any defects in title for any cause whatsoever, and no claim, demand or suit of any nature shall exist in favor of the purchaser, its heirs, successors or assigns, against the County arising from this sale.
29. Notice is hereby given that the premises being sold may lie within an Agricultural District as designated upon the tax map. It is the sole responsibility of any bidder to ascertain which specific parcel(s) is so designated and thereby sold subject to the provisions of law applicable thereto.
30. All bids are subject to acceptance by the Wayne County Board of Supervisors. The purchaser's bid will be submitted to the Board of Supervisors on AUGUST 17, 2021. It shall be the purchaser's responsibility to contact [Collar City Auctions Realty & Mgmt., Inc at 888-222-1522](http://www.CollarCityAuctionsRealty.com) or view all award information online at www.collarcityauctionsonline.com on AUGUST 18, 2021 to determine whether the bid was accepted or rejected by the Board of Supervisors.
31. The purchaser must pay the balance of the purchase price (paid in cash, certified check, bank check, money order, credit card) payable to the Wayne County Treasurer) together with the necessary recording taxes and fees (paid in cash or check payable to the Wayne County Clerk) to the Wayne County Treasurer's Office not later than 3 PM on SEPTEMBER 16, 2021. 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. The purchaser may not assign his/her right to complete the sale. ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER (AND SPOUSE, IF REQUESTED) AS REGISTERED AT THE AUCTION. If the purchaser fails to make such payments on or before SEPTEMBER 16, 2021, the sale shall be deemed cancelled, 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.
- IF THE BALANCE DUE FROM BUYER(S) PLUS ANY ADDITIONAL CHARGES ON EACH PROPERTY PURCHASED AT AUCTION IS NOT RECEIVED IN FULL ON OR BEFORE **THURSDAY, SEPTEMBER 16, 2021, BY 4:00 P.M.** at the County of Wayne Treasurer's Office, 16 Williams Street, Lyons, NY 14489, THE BUYER(S) SHALL IMMEDIATELY FORFEIT THEIR DOWN PAYMENT OR ANY PAYMENTS MADE WITHOUT RECOURSE AND THE PURCHASE AND SALE AGREEMENT SHALL BECOME NULL AND VOID FOR ANY OBLIGATION THE COUNTY AND AUCTION COMPANY HAD TO PURCHASER. Purchaser agrees and understands that the buyer's premium is deemed earned by Auction Company upon approval or acceptance of bid by the County and is non-refundable. This means when you become the successful high bidder through bidding. A sample Purchase and sale agreement is available online at www.CollarCountyAuctionsOnline.com or call our office at 518-895-8150 x 103 to request a sample be sent via USPS if you do not have internet access. No internet access? You may also place a bid utilizing our "Absentee Bid Form Contained within the "Online Bidder Application". Persons defaulting from prior year's auctions are disqualified for eighteen months from participating in delinquent property tax auctions or acquiring title through such process.
32. The transfer costs/fees which the purchaser shall be required to pay, in addition to bid price, shall consist of:

- a) Filing fee for the Real Property Transfer Report (RP-5217) of \$125.00 if the property is classified as agricultural, a 1-3 family dwelling, an apartment, or condominium, and \$250.00 if the property is otherwise classified (vacant, commercial, entertainment, community service, industrial, public service, forest, etc.
- b) Filing fee for combined Capital Gains Transfer Tax Affidavit \$5.00
- c) Preparing, recording and filing of the deed, \$55.00

- d) Capital Gains Transfer Tax, \$4 per thousand of bid price
33. Property Inspections: Please drive by or walk vacant land parcels. Improved properties may ONLY be inspected from the exterior. Please do not enter any improved properties. Please ONLY Drive by Occupied Properties. If an improved property appears to be occupied, you are only permitted to view from the road. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.
34. Purchasers are not responsible for payment of any delinquent County property taxes prior to the foreclosure. Purchasers will, however, be responsible for the current year 2021-2022 Village property tax bill and any relevy but are not responsible for any village relevy on (Water, Sewer or Refuse) amounts. If the property tax payment for any village parcels that include a relevy are not received, the purchaser will be responsible for the full amount of the village bill to include all relevy amounts. Any 2021-2022 village property tax bills not containing a relevy must be paid directly to the Village as instructed on the bill. The County will convey the property free and clear of County tax liens accrued on or before January 1, 2021.
35. In order to avoid future delinquent charges, the new owner should immediately advise all tax collectors of the new ownership, and the address where future tax bills are to be mailed.
36. All bids are subject to and contingent upon approval and acceptance by the Wayne County Board of Supervisors. The County reserves the right to sell to the second highest bidder if Purchaser defaults.
37. The Board of Supervisors 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.
38. In the event that a sale is cancelled by Court Order or judgment or by the Wayne County Board of Supervisors, the successful bidder shall be entitled only to a refund of the purchase money. Purchaser shall not be entitled to special or consequential damages, attorney fees, reimbursement for any expenses incurred as a result of ownership or improvements of the property, nor for taxes paid during the period of ownership.
39. No personal property is included in the sale of any property and/or parcel(s) owned by the County of Wayne. The disposition of any personal property located on, in, under or on the property or parcel sold shall be the sole responsibility of the purchaser upon transfer of title.
40. Notice to Real Estate Brokers/Agents: The Auction Company is acting in the capacity of a Real Estate Broker/Auctioneer and NOT as a Realtor on the auction of the properties contained herein. The Auction Company is NOT offering any cooperating brokerage fee to any outside brokerage company or agent for producing a bidder or purchaser at this auction. It is recommended that Brokers and/or Agents structure some type of compensation from the buyer they are representing.

I, the Bidder, acknowledge that I, read, write and fully understand the English language and further agree and acknowledge that I have fully read and, if felt necessary, reviewed all terms/bidder registration documents related to bidding and purchasing with my counsel. I further acknowledge that all information is true and accurate under penalty of law.

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

WAYNE COUNTY SAMPLE CONTRACT OF SALE

Purchaser: John Q. Public
Address: 1 Main Street
City: Anytown, NY 00000
Phone: 000-000-0000

Bidder Number: 1
SS#/Fed ID Number: _____

Date: August 19, 2021

I hereby agree to purchase the property known as Auction Tract No: 1 located in the Town of Sodus, Tax Map No: XXX.XX-XX-XX and agree to pay the bid price of \$35,000.00, plus the 10% Buyer's Premium of \$3,500.00 together with closing costs, property, village and school tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract. I (we), the Buyer(s), will sign along with this Contract of Sale, Addendums A, Addendum B, Addendum C and Addendum D.

It is understood and agreed that the conveyance will be by QUIT CLAIM DEED to be executed subsequent to receipt of all money due in accordance with the TERMS AND CONDITIONS OF SALE.

I have deposited with Wayne County Treasurer's Office the sum of \$3,500.00 which represents \$3,500.00 down payment to apply to the purchase price. Additionally, I unconditionally acknowledge payment and release of the full non-refundable buyer's premium to the Auction Company, for its sole use, auction day. The down payment and buyer's premium shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein.

By signing, I unconditionally agree that I have reviewed all information herein including, but not limited to my name and spelling of name and acknowledge it to be correct.

Buyer: John Q. Public

Buyer:

Social Security #/Federal ID

Social Security #/Federal ID

Buyer:

Buyer's Purchase Price, Buyer's Premium and Fees:

<u>Bid Price:</u>	<u>\$35,000.00</u>
<u>Gains Transfer Tax Filing Fee:</u>	<u>\$ 5.00</u>
<u>Gains Transfer Tax:</u>	<u>\$ 140.00</u>
<u>RP-5217 Fee:</u>	<u>\$ 125.00</u>
<u>Deed Preparation Fee:</u>	<u>\$ 55.00</u>

<u>Sub Total:</u>	<u>\$35,325.00</u>
<u>Down Payment Paid:</u>	<u>\$ 3,500.00</u>
<u>Balance Due by September 16, 2021:</u>	<u>\$31,825.00</u>

<u>Buyer's Premium Paid:</u>	<u>\$ 3,500.00</u>
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Sample Purchase Transactions

Money Due with Cash or Cashier Check Payment

Example 1

\$ 50,000 Purchase/Bid Price
\$ 5,000 Down Payment (10%)
\$ 3,000 Buyer's Premium (6%)
\$ 8,000.00 Due at Contract Signing*

Balance Due the County by 9/16/2021

\$ 50,000 Purchase/Bid Price
\$ 5,000 Down Payment (10%)
\$ 45,000 Due the County by 9/16/21*

Example 2

\$ 1,000 Purchase/Bid Price
\$ 1,000 Down Payment
\$ 60 Buyer's Premium (6%)
\$ 1,060 Due at Contract Signing *

Balance Due to County by 9/16/21:

\$ ZERO Purchase/Bid Price **PLUS See Below***

Money Due with Credit Card Payment

Example 3

\$ 50,000 Purchase/Bid Price
\$ 5,000 Down Payment
\$ 5,000 Buyer's Premium (10%)
\$ 10,000 Due at Contract Signing*

Balance Due the County by 9/16/21

\$ 50,000 Purchase/Bid Price
\$ 5,000 Down Payment (10%)
\$ 45,000 Due the County by 9/16/21*

Example 4

\$ 1,000 Purchase/Bid Price
\$ 1,000 Down Payment
\$ 100 Buyer's Premium (10%)
\$ 1,100 Due at Contract Signing *

Balance Due to County by 9/16/21:

\$ ZERO Purchase/Bid Price **PLUS See Below***

***Samples Do Not Include Applicable Closing/Transfer Costs Due and Payable to County Post Auction.**

Applicable Additional Costs Due No Later than September 16, 2021 as specified in Auction Terms and Conditions.

NOTE: All Bids of \$1,000.00 or less require full payment of Bid Price and Buyer's Premium.

PLUS *Applicable Additional Costs Due No Later than September 16, 2021 as specified in Auction Terms and Conditions.

The closing costs/fees which the purchaser shall be required to pay, in addition to bid price, shall consist of:

- a) Filing fee for the Real Property Transfer Report (RP-5217) of \$125.00 if the property is classified as agricultural, a 1-3 family dwelling, an apartment, or condominium, and \$250.00 if the property is otherwise classified (vacant, commercial, entertainment, community service, industrial, public service, forest, etc);
- b) Filing fee for combined Gains Transfer Tax Affidavit [\$5.00]
- c) Gains Transfer Tax, \$4 per thousand of Bid Price
- d) Deed Preparation, Filing and Recording Fee of \$55.00



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**55 COUNTY OF
WAYNE, NY
PROPERTIES**

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