

BROOME COUNTY
REAL PROPERTY
TAX FORECLOSURE
AUCTION

Thursday **MAY 27, 2021**
5:30PM

Auction To Be Held @

15 Chapel St. Windsor, NY 13865

**ONLINE BIDDING WILL BE AVAILABLE - PLEASE CALL AUCTION CO. FOR TERMS /
INFORMATION**

**** PLEASE WEAR A MASK & PRACTICE SOCIAL DISTANCING 6' AWAY FROM OTHERS ****

**** WASH STATIONS AVAILABLE ****

Please Note: For The Safety Of Our Amazing Customers & Our Valued Staff - Please Practice The Rules & Regulations Of Social Distancing, To Make This As Safe & As Smooth As Possible - These Rules Are As Follows:

- o We Will Be Limiting The Number Of People In The Office At One Time, Please Understand That This Is For Everyone's Safety!;
- o Please Be Efficient & Timely In Registering And Paying, So That Others May Too;
- o Please **DO NOT** Enter If You Are Sick Or Feeling ill;
- o Please Keep 6' Distance Between Yourself & Other Person(s) – **DO NOT** Gather In Groups!;
- o Please Be Patient, We Will Get Through This Together!

Broome County Real Property

P.O. Box 2087, Binghamton, NY 13902

Michael T. Decker, Director of Real Property Tax Service

PROCEDURES

1) Maps of each parcel are available for viewing in the office of the Broome County Real Property Tax Department, second floor in the County Office Building, 60 Hawley Street, Binghamton, NY, during regular business hours.

The Auction begins promptly at **5:30 PM** on **Thursday, May 27, 2021, @ 15 Chapel St. Windsor, NY 13865.**

2) The auction bidders must register between **4:30 PM and 5:30 PM day of the auction.** Bidders will be given a number to be used during the auction. To register to bid, you must present a photo ID.

3) All bid deposits must be made the day of auction. A receipt will be issued. **Persons are required to have multiple checks for payment purposes.** We recommend potential bidders bring with them a ½ dozen checks, for each property.

4) The Broome County Legislature and/or the Director of Real Property have the right to approve or deny any sale; all items may be sold in random order.

RULES, TERMS, AND CONDITIONS

1) The County of Broome makes no promises or statements of fact about any parcel that is being offered for sale. **No employee or agent of the County of Broome has any authority to make any promises or representations of any nature concerning any of these parcels. It is the responsibility of each bidder to investigate any and all aspects of the status of each parcel that he or she may desire to purchase BEFORE BIDDING ON THE PARCEL.**

2) You are strongly encouraged to go to the property(ies) you are interested in and examine them in person from the sidewalk or street. You are, however, prohibited from trespassing on the property(ies) or entering into the building(s) This restriction also applies to the highest bidder on the property until the Quit Claim Deed transferring ownership from the County to the new owner is recorded in the County Clerk's Office. Broome County will resell any parcels if the successful bidder does not record their deed and pay the balance due within 30 business days of County notification, and the bidders deposit monies, repair/maintenance fee, and auctioneer's fee will be forfeited by the bidder.

3) Maps and tax information are available for each parcel. Tax maps are only representations and may depict a proposed development or road. The County does not guarantee that a development and/or road actually exists, nor does it guarantee the eventual creation of any development and/or road. Tax maps do not represent exact dimensions and are not intended to be used in place of a survey map. Tax maps may not accurately depict the exact location of a property. Bidders are encouraged to obtain the zoning regulations from the municipality where the property is located.

4) No representation is made as to the condition or validity of title for the parcels to be sold. Abstracts of title and land surveys will not be furnished.

5) It is the responsibility of each prospective purchaser to investigate any and all aspects of the status of each parcel that he or she may desire to purchase. **The County makes no representation as to the condition of the property(ies) concerning environmental problems and the County assumes no responsibility for any environmentally hazardous conditions on the property(ies). Each bidder assumes all responsibility for having previously checked the condition of the property(ies).** Before bidding, the bidder or agent should have conducted any investigations he or she may deem necessary, including, but not limited to:

a. The status of the title and description of the property.

b. The existence of any liens, encumbrances or easements affecting the property. To the best of Broome County's knowledge, all interested parties and lien holders have been notified.

c. The effect, if any, of any local laws, ordinances, or Department of Environmental Conservation regulations and/or other legal restrictions or conditions which may affect the premises, including any of the following:

1. Zoning;

2. Subdivision regulations;

3. Sewerage or the presence of any possible toxic or harmful wastes;

4. Water and outstanding water/sewer bills;

5. Any and all other matters pertaining to public health; together with such other matters as the prospective purchaser or his/her agent deems appropriate.

6) Broome County Real Property Tax Service and Broome County Legislature reserves the right to reject any and all bids received, and/or withdraw any parcel at any time. Sub-Surface gas, oil & mineral rights are conveyed with the properties.

7) On The day of the Auction each bid must be settled with the deposit(s), auctioneer fee(s), and if applicable repair/maintenance cost(s). Successful bidders will receive a receipt of the deposit.

Closing will occur after Legislation is approved by Broome County and within 30 business days of notification from the County to the Bidder.

8) It is the successful bidder's responsibility to pay the auctioneer fee of **4.5 % of the bid amount** above the bid price on the day of the auction.

9) All Broome County properties are sold "as is". It is the responsibility of the successful bidder to preview properties, before the auction and to check the zoning and/or building cost, including utility hook-ups. It is also the responsibility of the successful bidder to have an abstract made on their own. All questions regarding zoning & code enforcement on properties must be answered by the appropriate municipality.

BID DEPOSIT REQUIREMENT

a) If the successful bid is under \$1,000.00 the **full amount** of the bid must be paid by the end of the auction. Otherwise, at the end of the auction a deposit of 10% of the bid – Or a minimum of \$1,000, plus the repair/maintenance cost is required to be paid. b) Certain Properties require repair/maintenance costs. This amount is required to be paid in cash, or by personal check in full to the appropriate vendor. This amount becomes part of the purchase price and is not in addition to the purchase price.

c) In addition to the bid deposit, the successful bidder will be responsible for an administration fee of **\$150.00 (per parcel)** and a **recording fee for the deed(s)**. This is due at **closing** which will occur **after legislation is approved**.

DEPOSITS AND PAYMENTS

Checks are to be payable to **BC Director of OMB** for all properties, auctioneer fees are to be payable to **Mel Manasse & Son, Auctioneers**, repair/maintenance fees are to be payable to **Hawk's Haven Inc.**

Closings will only occur after Broome County Legislature Approval

a) Full payment of bid is required **within thirty (30) business days** after the County Notification when the deed has been prepared, and ready for recording at the Broome County Clerk's Office. At that time, the balance must be satisfied by **certified funds** payable to the **BC Director of OMB**.

b) In addition to the bid amount the successful bidder will be responsible for an **administration fee of \$150.00 (per parcel)** and a **recording fee for the deed (s)**.

c) Evictions, if necessary, **(after closing and recording of the deed), are the sole responsibility of the successful bidder.**

d) **The purchaser may not assign his/her right to complete the sale. ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER AS REGISTERED AT THE AUCTION.**

e) No personal property is included in the sale of any of the parcels owned by Broome County. The disposition of **any personal property on any parcel sold shall be the sole responsibility of the successful bidder following closing.**

DEED DESCRIPTION

The County will issue a Quit Claim Deed consisting of the popular description listed in the auction notice. This information has been obtained from the Real Property Tax Service office inventory file and is for ease of identification only. A Broome County Employee will assist the purchaser in the recording of their deed. The Deed will be issued after Legislative approval and required within 30 business days of the notification from the Real Property Tax Department.

DEED RESTRICTIONS

Broome County Real Property Tax Department and/or the Broome County Legislature reserve the right to require that each deed issued will contain a restriction about the prior owner. **This restriction shall require an additional payment equal to the accumulated taxes, penalties, and interest due as of the tax foreclosure. It will apply only if the property is sold to the former owner or his/her spouse or children during the seven years following the purchase.**

POSSESSION

The purchaser may not take possession of the premises until the deed has been recorded. Possession of the parcel(s) may be subject to the occupancy of previous owner(s) and/or tenant(s). **It shall be the responsibility of the purchaser to obtain possession and/or evictions of former occupants.**

WHO CAN BID?

Anyone is eligible to bid except for Broome County employees where a conflict of interest exists; persons who have defaulted on a payment plan for back taxes; and/or anyone who owes delinquent taxes. **If a person who has defaulted on payment plan or anyone who owes delinquent taxes, payment in full for monies owed to the County will be due and collectable at time of closing, in addition to the balances owed on bids.**

Successful bids submitted by any public officer or employee of the County will be reviewed by Broome County Real Property Tax Department and/or the Broome County Legislature, to ensure no conflict of interest exists. Acceptance or rejection of the bid will be based on this review.

TAXES

All Successful Bidders will be responsible for paying the 2021 Village Tax and the 2021-2022 School Tax and any taxes thereafter, regardless of when the closing occurs. **Successful Bidders will not be allowed to enter into a delinquent tax payment on auction property for four (4) years after the closing date.**

NOTICE OF SALE

Notice is hereby given that certain parcels listed below, acquired by the County of Broome, according to Article 11, Title 3, of the Real Property Tax Law of the State of New York, will be sold by public auction. Such auction will be held Thursday, May 27, 2021, @ 5:30 PM at 15 Chapel St. Windsor, NY 13865

Registration will start at 4 PM the day of the Auction and the Auction will start at 5:30 PM. **Broome County Real Property reserves the right to remove any parcel at any time up to the day of the sale.**

If a bid is \$1,000 or less, the full amount is required the day of the auction. If the bid is over \$1,000, of 10% of the bid – Or a minimum of \$1,000, plus the repair/ maintenance costs are required the day of the auction. An Auctioneer's fee of **4.5 percent** is payable in full, separate from any other monies the day of the auction, and is in addition to the sale price of the parcel payable to **Mel Manasse & Son Auctioneers**. For certain properties, repair/maintenance costs may apply, separate from any other monies, and are payable in full directly to the repair/maintenance vendor the day of the auction.

PLEASE NOTE: Please come prepared. Successful bidders will be required to present several checks for different payments for each property purchased.

The successful bidder will be notified by the Department of Real Property Tax Service that within 30 business days of such notification all remaining monies will be due and payable with certified funds.

Failure to pay the balance of the bid price within 30 business days of notification to close will result in forfeiture of all deposits and payments made. Time is of the essence.

Auction conducted by Mel Manasse & Son Auctioneers, Whitney Point, NY.

All Properties Sold "AS IS" –

Properties Must Be Researched Before Bidding

Brochure Is to Be Used Only as A Guide, And Is Subject to Change

Updated Material Will Be Available @ www.manasseauctions.com

Statements Made Day of Sale Take Precedence Over Printed Material.

PLEASE NOTE:

Brochure Is Continually Being Updated,

Please Keep Track Of Our Website For Updated Information www.manasseauctions.com

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***** PLEASE NOTE CHANGE IN AUCTION
LOCATION *****

**15 Chapel St.
Windsor, NY 13865**

Showing Dates & Times

Monday, May 24, 2021 From 4:30PM-6PM

<u>Town of Colesville</u>	Sale / Serial #: 262	3300 NYS Route 79
	Sale / Serial #: 255	3309 NYS Route 79
<u>Town of Windsor</u>	Sale / Serial #: 1494	2 Big Bass Road
	Sale / Serial #: 1473	8 Park Street

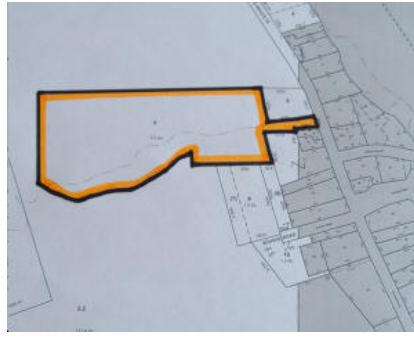
**AUCTION WILL BE DONE WITH RULES & REGULATIONS,
AS WELL AS LIMITATION TO NUMBER OF PEOPLE
ALLOWED IN THE OFFICE AT A TIME -
FOR THE SAFETY OF OUR VALUED CUSTOMERS AND STAFF!
WASH STATIONS & HAND SANITIZER WILL BE AVAILABLE;
MASKS REQUIRED!!
AUCTION WILL BE AN OPEN-AIR AUCTION WITH PLENTY
OF ROOM FOR SOCIAL DISTANCING;**

Town of Colesville

<p>Sale / Serial #: 262 Town of Colesville Address: 3300 NYS Rte 79 Lot Size: 0.33 Ac Lot, 90FF On Rt 79; 150FF On Bridge St Tax Map #: 118.06-1-18 Assessment: \$65,359 Description: 486 – Mini-mart, Previous Convenience Store Bldg, w/ 2 Car Shop Garage, Detached in Rear, Vacant, Sgl Sty, 2000 SF, w/ Residence School: Harpursville Directions: In Center Village, Corner of Rt 79 & Bridge St. Showing: Monday, May 24 - 4:30- 6PM</p>		
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<p>Sale / Serial #: 255 Town of Colesville 3309 NYS Rte 79 Address: 3309 NYS Rte 79 Lot Size: 9.30 Acres, 50FF Tax Map #: 118.01-1-6</p>		
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Assessment: \$90.196
Description: 281 – Multiple Res, White Sided 2 Sty Sgl Home, Rear Garage, w/ Apartment Overhead, Vacant
School: Harpursville
Directions: On Route 79 in Center Village
Showing: Monday, May 24 - 4:30-6PM

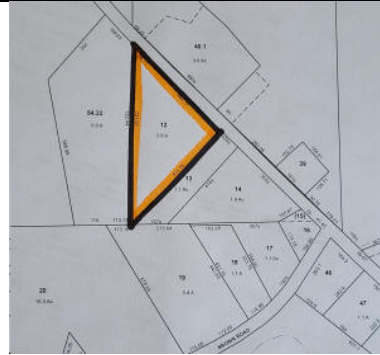


Sale / Serial #: 289
Town of Colesville
Address: 149 Burgess Place
Lot Size: 0.75 Ac Lot, 150FF (On Row)
Tax Map #: 135.02-1-36
Assessment: \$48,301
Description: 260 – Seasonal Res; Older Yellow 2 Sty Cottage, Needs Extensive Work
School: Harpursville
Directions: From Rt 79W of Harpursville, To Burgess Place, Bear to Left of Lg Blue Bldg, Go 4/10 Mile, Down Seasonal Rd, Go To T, Take Rt, Go 3/10 Mile to Place On Left



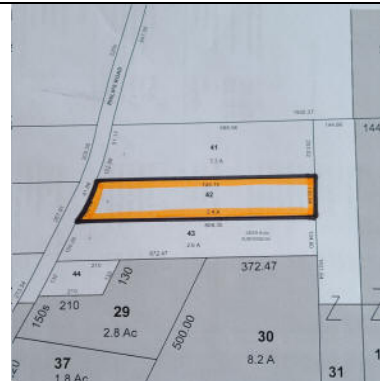
Town of Windsor

Sale / Serial #: 1458
Town of Windsor
Address: 736 Trim St.
Lot Size: 2.90 Acre, 486FF
Tax Map #: 180.01-1-12
Assessment: \$29,718
Description: 312 – Vac w/ Improv, Nice, Level, Vacant, Triangular Lot w/ Utilities?
School: Windsor
Directions: From Place Rd. or Trim St., Go 6/10 Miles to Lot on Rt, Across From House # 741



**NO
PIC**

Sale / Serial #: 1496
Town of Windsor
Address: 550 Phillips Rd.
Lot Size: 2.40 Ac Lot 149 FF
Tax Map #: 196.04-1-42
Assessment: \$3,566
Description: 314 – Rural Vac <10, Vacant Wooded Lot
School: Windsor
Directions: Trim St to Blatchley Rd; Go 1 Mile to Left on Bell Rd, Go 3/10 Mile to Rt on Phillips Rd, Go 1/2 Mile to Place on Left



**NO
PIC**

Sale / Serial #: 1500
Town of Windsor
Address: 446 Piper Hill Rd.
Lot Size: 125 x 325

**NO
PIC**

Tax Map #: 198.00-1-17
Assessment: \$5,800
Description: 314 – Rural Vac <10,
 Vacant Wooded Parcel w/ Driveway
School: Windsor
Directions: Rt 79W of Windsor to Lake
 Rd to Rt on Piper Hill Rd, 400Ft to Lot
 on Left



PIC

Sale / Serial #: 1503
Town of Windsor
Address: 199 Beaver Lake Circle
Lot Size: 0.37 Acre Lot, 100FF
Tax Map #: 198.13-1-10
Assessment: \$5,646
Description: 314 – Rural Vac <10,
 Vacant Wooded Lot, Close to Beaver
 Lake
School: Windsor
Directions: Rt 79W to Lake Rd to Piper
 Hill Rd, to Beaver Lake Rd, Go 1 Mile
 to Crane Lane, Go 1/10 to Rt on Beaver
 Lake Circle, God 400 Ft, to Lot on Rt



**NO
 PIC**

Sale / Serial #: 1504
Town of Windsor
Address: 187 Beaver Lake Rd
Lot Size: 1.70 Ac Lot
Tax Map #: 198.13-1-5
Assessment: \$2,229
Description: 314 – Rural Vac<10,
 Vacant Wooded Lot, No Road Frontage,
 on Row
School: Windsor
Directions: Rt 79 to Lake Rd to Piper
 Hill Rd, to Beaver Lake Rd to Crane
 Lane, Go 200 Ft to Private Rd on Rt, Go
 100 Ft to Start of Lot



**NO
 PIC**

**The Following 2 Properties Will Be
 Sold Together:**

Sale / Serial #: 1494
Town of Windsor
Address: 2 Big Bass Rd.
Lot Size: 50' x 128' Corner Lot
Tax Map #: 184.19-1-36
Assessment: \$1,337
Description: 311 – Res Vac Land; Blue
 Wood Sided Cottage/Home, w/ Several
 Out Bldgs, Corner w/ Aspen Lane &
 Bid Bass Rd.
School: Windsor
Directions: Exit 81 to Deer Lake to
 Aspen Lane to Big Bass
Showing: Monday, May 24 - 4:30-
 6PM



Sale / Serial #: 1493
Town of Windsor
Address: 4 Big Bass Rd. Row
Lot Size: 0.13 Ac Lot, 50' x 128
Tax Map #: 184.19-1-35
Assessment: \$50,520
Description: 210 – 1 Family Res,
 Vacant Open Lot On Right Away-Road
School: Windsor



Directions: Exit 81 to Deer Lake to Aspen Lane to Big Bass

The Following 2 Properties Will Be Sold Together:

Sale / Serial #: 1491
Town of Windsor
Address: 3 Big Bass Rd.
Lot Size: 50 x 100
Tax Map #: 184.19-1-26
Assessment: \$1,189
Description: 311 – Res Vac Land, Both Open & Vacant Across Road From Cottage
School: Windsor
Directions: Exit 81 to Deer Lake to Aspen Lane to Big Bass



Sale / Serial #: 1492
Town of Windsor
Address: 5 Big Bass Rd.
Lot Size: 50 x 100
Tax Map #: 184.19-1-27
Assessment: \$1,189
Description: 311 – Res Vac Land, Both Open & Vacant Across Road From Cottage
School: Windsor
Directions: Exit 81 to Deer Lake to Aspen Lane to Big Bass



**NO
PIC**

Sale / Serial #: 1510
Town of Windsor
Address: 880 State Line Rd
Lot Size: 19.00 Acres, 1000FF
Tax Map #: 199.01-1-42
Assessment: \$231,000
Description: 416 – Mfg Housing Pk, 21-22 Spot Mobile Home Park, Mostly Occupied, Income Opportunity
School: Windsor
Directions: Just off Damascus Exit 80, to Stateline Rd, Just on Left



The Following 2 Properties Will Be Sold Together:

Sale / Serial #: 1472
Town of Windsor
Address: 15 Chapel St
Lot Size: 1.56 Acre Parking Lot
Tax Map #: 182.07-2-6
Assessment: \$25,854
Description: 438 – Parking Lot
School: Windsor
Directions:



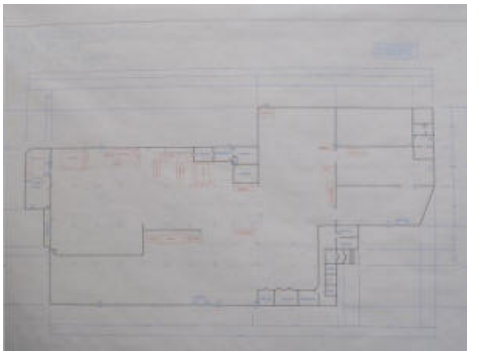
Sale / Serial #: 1473
Town of Windsor
Address: 8 Park St.
Lot Size: 2.87, 1000FF Corner Lot
Tax Map #: 182.07-2-7
Assessment: \$1,014,264
Description: 710 – Manufacture;

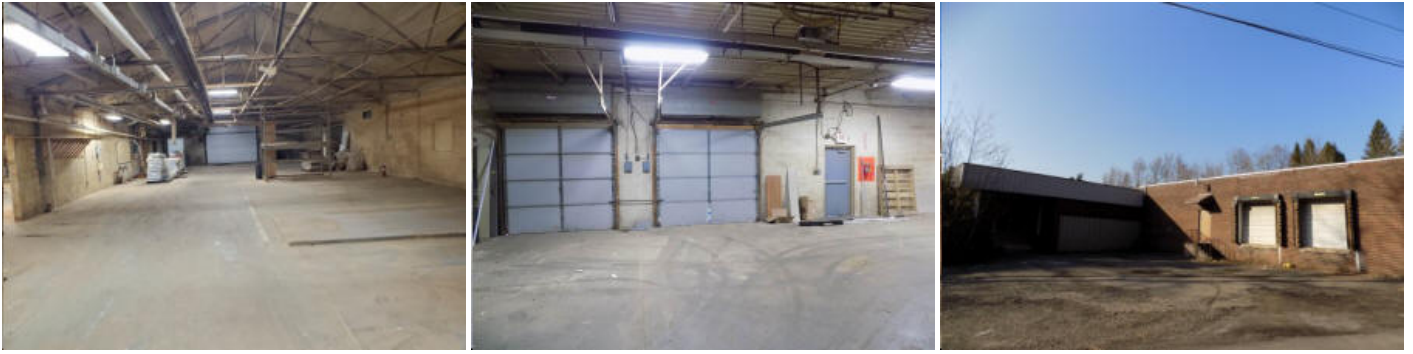


Approx. 120,000SF Manufacturing /Warehouse Building w/ 3 Dock Doors, 2 Drive In Doors, Dust Collector System, 3 Phase Power, Offices, Must See! Right Off Exit, 100 yards
School: Windsor
Directions: Exit 79 To Chapel St., to Red Harvest Lane, To Park St.
Showing: Monday, May 24 - 4:30-6PM



The Following (12) Photos Are Of 8 Park St. Windsor, NY 13865





Online Bidding Will Be Available - Please Call Auction Company For Terms / Information

**** PLEASE WEAR A MASK &
PRACTICE SOCIAL DISTANCING 6' AWAY FROM OTHERS ****

**** WASH STATIONS & HAND SANITIZER AVAILABLE ****

Please Note: For The Safety Of Our Amazing Customers & Our Valued Staff - Please Practice The Rules & Regulations Of Social Distancing, To Make This As Safe & As Smooth As Possible - The Rules Are As Follows:

- MUST WEAR MASKS OR YOU WILL NOT BE ALLOWED IN!!;
- We Will Be Limiting The Number Of People Into The Auction To Registered Bidders Only - No Children; No Groups; No Spectators;
- Amount Of People Allowed In Office At One Time, Will Be Limited - Please Understand That This Is For Everyone's Safety!;
- Please Be Efficient & Timely In Registering And Paying, So That Others May Too;
- Please DO NOT Enter If You Are Sick Or Feeling ill;
- Please Keep 6' Distance Between Yourself & Other Person(s) – DO NOT Gather In Groups!;
- This Auction Will Be An Open-Air Auction With Plenty Of Room For Social Distancing;
- Please Be Patient, We Will Get Through This Together!

***** PLEASE NOTE CHANGE IN AUCTION
LOCATION *****

**15 Chapel St.
Windsor, NY 13865**

NOTES:

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Lead Warning Statement

Housing built before 1978 may contain lead based paint. Lead from paint chips and dust can pose health hazards if not managed properly. The Broome County Health Department has information available at each County Auction for prospective bidders to review. Broome County Department Of Real Property Tax

Tax Maps Can Be Viewed On The Broome County Website @ www.bcgis.com

*All Properties Sold "AS IS"
Properties Must Be Researched PRIOR To Bidding*

Brochure Is To Be Used Only As A Guide, And Is Subject To Change Updated Material Will Be Available @
www.manasseauctions.com -
Statements Made Day of Sale Take Precedence Over Printed Material.

Please Note: Brochure Is Continually Being Updated, Please Keep Track Of Our Website @
www.manasseauctions.com For Updated Information.

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