



## Saratoga County- Woodlawn Office Building

**Auction Opens:** Tue, Apr 6 12:00pm ET

**Auction Closes:** Wed, Apr 28 10:00am ET

**Lot Title**

**0000** Important Auction & Registration Information

**0001** 31 Woodlawn Ave., Saratoga Springs, NY  
12866

## REGISTRATION CLOSED

**BIDDER REGISTRATION \*\*On 4/28 if you are a high bidder, please do not call our office. Auctions International, Inc will contact you directly to arrange the collection of the required deposit payment\*\***

Internet Bidding Questions: Please contact Auctions International, Inc. Customer Service at (800) 536-1401 option 2

Questions Regarding "Online Bidder Registration Packet": Please contact RJ Klisiewicz at (800) 536-1401 x 110

Saratoga County Surplus Real Estate- Online Only Auction: 31 Woodlawn Ave. Auction Terms & Conditions

### 1. Bidder Registration

**Bidder Paperwork.** Download the "Online Bidder Registration Packet" by visiting the following webpage, [www.31Woodlawn.com](http://www.31Woodlawn.com), complete all required information areas by printing, signing legibly and returning to the office of Auctions International, Inc. by no later than 4:00PM on April 26, 2021. There will be **NO EXCEPTIONS** to this deadline!

Once the Auctioneer has received your completed "Online Bidder Registration Packet", by the above referenced deadline, the packet will be reviewed for completeness. Once the packet is deemed complete by the Auctioneer, your online account will be given bidding privileges for this sale. The Auctioneer reserves the right to deny a registration packet for the lack of completeness or illegibility. If the Auctioneer does not receive a completed packet by the above date, you will not be able to participate in this sale, no exceptions.

In addition to the "Online Bidder Registration Packet" interested bidders must have an active online account with Auctions International. If you have a current account, you will not need to create a new one. If you do not have an account please utilize the promotional code SARATOGA21 at registration, to waive the one-time \$10 registration fee.

### Internet/Online Bidding.

Internet bidding through Auctions International, Inc.'s provider is offered as a service to our customers, and bidders shall not hold the County and/or Auctions International, Inc. responsible for any failure due to bidder hardware/software or the loss of internet connection, by the Provider.

### Auction Period.

The online only auction will commence on April 6 at 12:00 pm and will conclude on April 28, 2021 starting at 10:00 am. These dates are subject to change.

### Parcel/Property to be Sold

The property contained in this sale is offered via online only auction to the highest bidder by the County of Saratoga. This property is known as 31 Woodlawn Ave., Saratoga Springs, NY 12866 , Tax ID #165.59-1-17

This property is sold in its present condition in all respects, and is subject to utility easements, zoning ordinances of the City, Town, Village, or County, and any other restrictions of record. No warranties as to physical condition, habitability, tenancies, or compliance with any laws, codes, or ordinances are made either by the Seller(s) or Auctioneers, unless specifically stated herein. The property is being sold in "as-is, where-is" condition as of the date of sale. The Purchaser has satisfied himself/herself as to the conditions of the property prior to participating in the online auction.

(a) There are absolutely no representations made by the County, any of the County personnel or Auctions International staff as to the quality of title, location, lot size, accessibility to, environmental condition of, the existence of improvements or the condition of improvement, if any, with respect to any parcel to be auctioned. Buildings have not been inspected for the presence of lead paint or asbestos, or for their structural condition. All parcels are sold AS IS. Purchasers assume all risks associated with the parcels. The County will convey by quitclaim deed only. All bidders are advised to research the property before submitting a bid herein. The Auction is BUYER BEWARE!

(b) The County has not done an evaluation of the environmental condition of the parcels and makes no representation with regard thereto. In consideration of allowing buyers to bid at the auction, buyers agree to refrain from making any claim against the County or Auctioneer with regard to any environmental condition and agree to be responsible for removing any environmental hazard found on the property. Buyers further agree to hold the County and its agents harmless from any claims hereafter made against the County based on environmental hazards that may be present on any property purchased at this auction. No County employee or agent has any authority to make any warranty or representation of any nature regarding the condition of any parcel.

(c) All real property, including any buildings thereon, is sold "as is" and without any representation or warranty whatsoever as to the condition of the property or title and subject to:

Any statement of facts an accurate survey or personal inspection of the premises would disclose;  
Applicable zoning, land use, and building laws and regulations;  
Federal and state taxes, liens and judgments of record.

(d) All informational materials, such as slides, tax maps, deeds, photos, auction listings, auction catalogs, property record cards, etc., are for identification purposes only and are neither a guarantee nor a warranty as to location, dimensions, parcel use and/or size, or anything else. **THE COUNTY, ITS EMPLOYEES, ITS OFFICERS AND ITS AGENTS, TO INCLUDE THE AUCTIONEER, AND THE AUCTION COMPANY MAKE NO WARRANTY EXPRESSED OR IMPLIED IN CONNECTION WITH THIS SALE.**

(e) The County reserves the right to accept or decline the high bid price obtained once the online auction is completed.

### Personal Property

No personal property is included in the sale of this parcels. The lawful disposition of any personal property located on the parcel shall be the sole responsibility of the successful bidder following the recording of the deed.

### Buyer's Premium

There is a 6% buyer's premium in effect for this sale. The buyer's premium is calculated in addition to the high bid price. If paying by credit card, a buyer's premium rate of ten percent (10%) of the bid

amount will be calculated in the total contract price. For payments made with a certified check or certified funds, direct deposit or wire transfer, a discounted buyer's premium of six percent (6%) of the bid amount will be calculated in the total contract price.

#### How Initial Deposit is Paid

\$10,000.00 or 10% of the high bid price, whichever is greater, must be remitted as a down payment to the Auctioneer within 24 hours of the online auction closing. The winning bidder must be available via the telephone number provided on the registration documents, immediately following the closing of the sale, to arrange deposit payment. This initial deposit can be made with; credit card (Master Card, Discover Card, or Visa), wire transfer or direct deposit into our account. Any payments made with a debit/credit card will incur an additional 4% fee. All deposits are non-refundable.

If the Purchaser is paying by credit card agrees that they shall NOT attempt a chargeback on their credit card used in this transaction for any reason whatsoever. In such event that a charge back is initiated by Purchaser and that such attempt is upheld in favor of Auctioneer/Saratoga County, Purchaser agrees and authorizes to compensate Auctions International with a \$750.00 recovery fee as a new charge to their credit card without requiring additional Purchaser signature. Failure to pay such recovery fee will result in collections action against said Purchaser.

#### Approval of Auction Results Required

This sale is subject to the approval of Saratoga County. The Board will consider a resolution to approve the results of the completed Auction when it meets at a regularly scheduled meeting following the auction. The Saratoga County Board of Supervisors has regular Board meetings on the third Tuesday of each calendar month.

In the event the Board declines the sale of this property, the Purchaser shall be entitled only to have their initial deposit payment returned to them.

#### Payment of the Balance

The entire remaining balance of the purchase price including the buyer's premium must be paid to the Auctioneer within 10 business days of Board approval of the sale.

The successful high bidder will be required to pay any closing costs and fees including applicable recording costs directly to Saratoga County Attorney:

Michael Hartnett, County Attorney 40 McMaster Street Ballston Spa, NY 12020

Saratoga County Recording Fees:

<https://www.saratogacountyny.gov/wp/wp-content/uploads/2019/04/Fee-Schedule.pdf>

If the high bidder fails to pay the balance due and recording fees in full, the County may accept the second highest bid, or reject all bids and re-sell the parcel. The initial deposit payment will not be returned to the winning bidder if they fail to complete the sale in accordance with the provisions above.

#### Buyer's Taxes

THIS PARCEL IS CONVEYED SUBJECT TO ALL TAXES, CHARGES, FEES, INTEREST & PENALTIES, ETC; INCLUDING SCHOOL TAXES, TOWN AND COUNTY TAXES, VILLAGE TAXES AND RELEVIED WATER AND SEWER TAXES, IF ANY. THESE TAXES WILL BE THE

RESPONSIBILITY OF THE PURCHASER. Information as to the type and amount of any taxes, the parcel may be subject to can be obtained from the Saratoga County Clerk's Office.

#### Quitclaim Deed

The County will convey by Quit-Claim Deed only, with no warranty or representation as to the marketability of the title. Conveyance will contain the description of the property as it appears on the tax and current deed description. After approval of the County Board, and after payment of the accepted purchase price, along with any applicable current taxes, and closing fees/costs, deed filing fee, the deed will be recorded by the County's Attorney.

#### No Assignments

The purchaser may not assign the right to complete the sale to another person or entity. All deeds shall identify the grantee(s) as the successful bidder(s) as registered at the auction. No person who is not registered as a bidder may be placed on the deed as an owner.

#### No Liability for Delays

The County and Auctioneer shall not be liable or responsible to any successful bidder for any delay in conveying a parcel to the successful bidder caused by: a court ordered stay; a stay imposed by federal or state law and/or regulation; an Executive Order of the Governor; or an order of the New York State Department of Health.

#### Litigation

Any dispute concerning this auction, any bid, use of the online auction service, or real property purchased shall be governed by and resolved in accordance with the laws of the State of New York, that you consent to personal jurisdiction over you in New York State, and that the exclusive locale and venue for any claim, dispute or legal action concerning same shall be the New York State Supreme Court. A proceeding commenced in any other jurisdiction or venue shall be immediately dismissed and/or transferred to the New York State Supreme Court. If you commence a claim or legal action in other than the Supreme Court, then you agree to be liable for all attorney's fees, court costs and disbursements incurred by Auctions International, Inc. in connection with obtaining a dismissal and/or transfer of the matter. If you fail to pay for your winning bid, including the buyer's premium, or any portion thereof, then you shall be liable for all attorney's fees, court costs and disbursements incurred by Auctions International, Inc. in attempting to collect the amounts due. In all other respects, attorney's fees, disbursements, and court costs associated with any claim, dispute or legal action between the parties shall not be recoverable by one party against the other.

**Buyer's Premium:** A 10% buyer's premium will be added to invoices paid by credit card (VISA, MC, Disc.) A 6% buyer's premium will be added to invoices paid by cash or certified funds.