

REAL ESTATE AUCTION

July 24, 2008

PLEASE TAKE NOTICE that Monroe County's Department of Real Property Services will offer properties for sale at Public Auction on Thursday, July 24, 2008 at 10:00 a.m. at the Ebenezer Watts Conference Center, at 49 South Fitzhugh Street.

The attached list of properties will be sold, subject to withdrawal, at open competitive bidding. There is an undisclosed reserve on each parcel and no minimum bid is required.

Auction notices will appear in the Democrat and Chronicle, Real Estate Section, on Saturday, July 12th and Saturday, July 19th. These notices will address the auction process and further clarify the auction particulars.

At the auction:

1. All bidders must pre-register. Registration will begin at 9:00 a.m. and the auction will begin at about 10:00 a.m.
2. The owners reserve is based upon an Independent Real Estate Appraisal.
3. Registrants must possess and disclose a bank draft or certified check for \$1,000, payable to Monroe County Director of Finance at the time of registration.
4. Each parcel will be described prior to the bidding.
5. The successful bidder will be required to execute a purchase offer and to make an immediate non-refundable deposit of \$1,000 bank draft for certified check. The successful bidder shall furnish 10% of the minimum bid within 24 hours and the balance of the bid price within 30 days of County Legislative approval of the sale.
6. The Seller, (Monroe County), neither guarantees nor warranties anything as to location, dimensions, parcel use or size. It is the sole responsibility of the purchaser to determine the legal and/or physical fitness of the property.
7. It is our understanding that the new title will be insurable. The County of Monroe will furnish title which is insurable, including abstract of title, tax search and quit claim deed at closing. The purchase offer will require that the County be reimbursed for the cost of providing the title search or abstract of title.
8. The highest auction bid will be presented to the Monroe County Legislature for final approval, and the County of Monroe absolutely retains the right to reject any and all bids for any reason.
9. If through no fault of the County of Monroe, title is not acceptable by the purchaser because of a title problem, it is agreed that the County is not responsible for damages in any way, and if title is uninsurable, the bidder shall be limited to return of his deposit.

10. If the successful bidder fails to close at the time specified in the purchase offer, then he shall be responsible at closing to pay interest on the purchase price at the rate of 8% per annum, calculated from such time until closing, and an in lieu of tax payment for County taxes equivalent to what would have been levied under S520 of the Real Property Tax law and closing occurred at such time.
11. All properties will be sold subject to all public utility easements, all easements and restrictions of record and subject to all laws, ordinances, rules, regulation and requirements of the City of Rochester, County of Monroe and State of New York, including all building and zoning requirements with regard to the use of the improvements or facilities which are available to this parcel.
12. Prior to the transfer of title, the successful bidder will be required to provide proof that he owes no County Taxes on other property which he owns in Monroe County. If the successful bidder owes outstanding County taxes, he will be given thirty (30) days within which to pay said taxes in full; if not, the County of Monroe has the further right to cancel the sale to the purchaser's deposit will be retained by the County as liquidated damages.
13. All properties will be sold in an **"as is" condition**. The County of Monroe makes no representations or warranties as to the condition of the property.
14. All terms and conditions of the approved purchase offer will be final and will supersede any prior agreements with the County, either written or implied.

Additional information is available by contacting Bill Fletcher at (585) 753-1207 or bfletcher@monroecounty.gov.