

VILLAGE OF ELLENVILLE, COUNTY OF ULSTER PUBLIC AUCTION 2018

**NOTICE OF 1 DAY SALE AT PUBLIC
AUCTION OF VILLAGE LANDS
QUIMBY THEATRE,
VANDERLYN HALL
ULSTER COUNTY COMMUNITY COLLEGE
491 COTTEKILL ROAD
STONE RIDGE, NEW YORK
APRIL 26, 2018
IMMEDIATELY FOLLOWING THE COUNTY
OF ULSTER PUBLIC AUCTION AT 9:00 AM**

Pursuant to the resolution of the Village of Ellenville Trustees authorizing the sale of the parcels listed, and in the matter of the foreclosure of tax liens by proceeding in rem pursuant to Article Eleven of the Real Property Tax Law by Village of Ellenville, and all of which have remained, for more than three years, unredeemed, and for all of which the Village Treasurer has made and delivered his deed to the County of Ulster for the same. Listed parcels may include properties deemed hazardous, to which the Village of Ellenville has not taken title. If a bid is accepted with respect to such a parcel, an amended judgment will be obtained to authorize the conveyance of same directly to the successful purchaser and successful purchaser shall agree to fully indemnify Village of Ellenville with respect to such parcel.

Please take notice that in the event a parcel is not redeemed and is thereafter foreclosed, the Village of Ellenville assumes no responsibility for any personal property located at the foreclosed premises, and any such personal property shall, as of the time the property is thereafter sold at public auction, be deemed abandoned.

TERMS OF SALE

1. The foregoing information and description are complete as far as the records and knowledge of the undersigned indicate. An express condition of this sale is that no warranty or representation is made as to the accuracy of any description or as to title. The Village makes no representation that any parcel is

free from mortgages, liens, judgments or encumbrances of any kind; that any buildings or improvements exist, even though the descriptions may state that the building or improvements exist thereon.

2. The Village Treasurer reserves the right but shall not be obligated to provide any additional information regarding any parcel on the date of sale. Research should be done prior to auction by prospective bidder.

3. The right is reserved by the undersigned to withdraw any of the aforementioned parcels from such sale at any time before the same are struck down, or to reject any and all bids made at the time of the sale with respect thereto.

4. At the time and place of Auction, all purchasers will sign a memorandum of purchase wherein the purchaser affirms that he or she is not acting on behalf of the former owner(s).

5. At the time of the premises are struck down, the successful bidder will be required **immediately** to pay at least **30%** of his/her bid by **cash, certified check, cashier's check or money order(s) and a separate check for \$185.00 or \$310.00, depending on the classification of the property, for the recording fees for the deed. All bids \$500 dollars and under must be paid in full at the time of the sale.** The balance of the said bid must be paid in **cash, certified check, cashier's check or money order(s)** to the Village of Ellenville Treasurer within **fifteen (15) business days (May 17, 2018)** from the time the premises are struck down or the officer shall be deemed withdrawn and the monies paid will be forfeited.

6. The Village Treasurer or his representative may declare such brief recesses during conduct of the sale as may be reasonable and feasible.

7. If a successful bidder wishes to immediately bid on a next property coming up for sale, he may delay

payment on prior parcel until after the second parcel is sold.

8. **Every bid made at the sale shall be deemed a firm offer to purchase, subject to acceptance or rejection by the Village of Ellenville Trustees in its sole and absolute discretion.** If accepted, a quit claim deed conveying the interest of the Village in the parcel of land will be executed and delivered. The successful bidder is subject to the condition and covenant that the said Village of Ellenville shall in no event be or become liable for any defects in title so conveyed for any cause whatsoever, and no claim or demand of any nature shall ever be made against the said Village of Ellenville arising from such sale or proceedings leading thereto. In the event any offer is rejected by the Village of Ellenville Trustees, the monies paid there under shall be promptly refunded.

9. **Bids will not be submitted to the Trustees until they are paid in full. Transfer gains and E&A forms must be fully completed by a bidder to allow recording of the deed. If bidder fails to comply with these requirements, his/her bid will be rejected and money returned or forfeited.**

10. The opening bid shall be the redemption amount listed for each property except, in instances where the Village Treasurer has established a lower minimum. Succeeding bids must be made in multiples of at least \$100. Interest is not paid on bids rejected by the Village Trustees.

11. **The purchaser of any said parcels shall, at the time and place of sale, sign a memorandum of his/her offer to purchase and an agreement to comply with the terms and conditions of sale herein contained, and to execute transfer gains and E&A forms to allow recording of the deed. When taking title to property in more than one name, please be specific as to the form of ownership you would like the deed to be in, i.e. (tenants in common, joint tenants with the right of survivorship or in the case of a married couple tenants by the entirety). There are significant differences in each form of ownership, so if one is unsure or has questions, a private attorney should be consulted.**

12. Upon the approval of the purchase bid, the deed will be filed with the Court Clerk.

13. **POSSESSION OF PROPERTY IS FORBIDDEN UNTIL THE DEED IS RECORDED WITH THE ULSTER COUNTY CLERK CONVEYING TITLE TO THE PURCHASER. TITLE VESTS ON THE RECORDING OF THE DEED.**

14. **SUCCESSFUL BIDDERS SHALL BE RESPONSIBLE FOR PAYMENT OF 2018 VILLAGE TAXES, 2018-2019 SCHOOL TAXES, ANY VILLAGE OR TOWN WATER AND SEWER RENTS AND ASSESSMENTS, NY OTHER APPLICABLE CHARGES (INCLUDING BUT NOT LIMITED TO, OMITTED AND PRO RATED TAXES, DEMOLITION CHARGES AND INTEREST AND PENALTIES), AND ALL SUBSEQUENT TAX LEVIES.**

15. Evictions, if necessary, are the sole responsibility of the successful bidder once the deed has been recorded in their name.

16. All registered bidders are required to provide proper picture I.D. with a signature.

CONTACT INFORMATION:

Village of Ellenville
2 Elting Court
Ellenville, New York 12428
Attention: Michelle Booth

Phone: (845) 647-7080

CODES FOR CLASSIFICATION

100 AGRICULTURAL

200 RESIDENTIAL

300 VACANT LAND

400 COMMERCIAL

500 RECREATION & ENTERTAINMENT

600 COMMUNITY SERVICES

700 INDUSTRIAL

800 PUBLIC SERVICES

900 WILD, FORESTED, CONSERVATION LANDS & PUBLIC PARKS

IMPORTANT NOTICE

The Village of Ellenville strongly recommends that all prospective bidders thoroughly research and investigate any property(ies) they are planning on bidding on for judgments, liens, mortgages, exact location, description, physical condition and legal use prior to bidding at the auction.

IF YOU HAVE NOT THOROUGHLY RESEARCHED AND INVESTIGATED THE PROPERTY(IES) YOU PLAN ON BIDDING ON, AND/OR DO NOT HAVE THE CORRECT FORM OF PAYMENT IN PLACE AT THE TIME AND PLACE OF THE AUCTION, PLEASE DO NOT BID ON ANY OF THEM.

IF YOU ARE DISSATISFIED WITH YOUR PURCHASE AND DO NOT PAY YOUR BID BALANCE YOU WILL NOT RECEIVE YOUR MONIES BACK. MONIES PAID WILL BE FORFEITED.

PARCEL #: 1
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: 14 PINE STREET LLC
CURRENT OWNER: 14 PINE STREET LLC
SBL#: 91.22-3-29
CLASSIFICATION: 330
LOCATION: 12 PINE STREET
ACREAGE: .52
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2014
AMOUNT: \$7,356.55

PARCEL #: 2
TOWN: WAWARSING
VILLAGE: VILLAGE
ASSESSED TO: GIL, ERMA
CURRENT OWNER: GIL, ERMA
SBL#: 83.69-1-15
CLASSIFICATION: 483
LOCATION: 14 CANAL STREET
ACREAGE: .21
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2008
AMOUNT: \$22,449.93

PARCEL #: 3
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: GUZMAN, JOSE
CURRENT OWNER: GUZMAN, JOSE
SBL#: 83.327-3-9.100
CLASSIFICATION: 210
LOCATION: 23 CHURCH STREET
ACREAGE: .14
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2014
AMOUNT: \$15,012.16

PARCEL #: 4
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: KENTOP, THOMAS & SUSAN
CURRENT OWNER: KENTOP, THOMAS & SUSAN
SBL#: 91.30-2-6
CLASSIFICATION: 210
LOCATION: 19 MOUNTAIN AVENUE
ACREAGE: .96
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2015
AMOUNT: \$4,789.93

PARCEL #: 5
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: KUZIW, JOHN
CURRENT OWNER: ZAJAK, JOANNA
SBL#: 82.76-1-4
CLASSIFICATION: 210
LOCATION: 28 CAPE AVENUE
ACREAGE: .59
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2012
AMOUNT: \$6,005.37

PARCEL #: 6
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: MAG ESTATE OF ANTAL
CURRENT OWNER: MAG ESTATE OF ANTAL
SBL#: 83.311-2-2
CLASSIFICATION: 220
LOCATION: 7 MAPLE AVENUE
ACREAGE: .25
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2014
AMOUNT: \$14,999.14

PARCEL #: 7
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: MOROSKY, MORTON & IRENE
CURRENT OWNER: MOROSKY, MORTON & IRENE
SBL#: 91.21-2-21
CLASSIFICATION: 210
LOCATION: 16 SANDRA STREET
ACREAGE: .24
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2007
AMOUNT: \$43,601.02

PARCEL #: 8
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: RODRIQUEZ, CARLOS & GLADYS
CURRENT OWNER: RODRIQUEZ, CARLOS & GLADYS
SBL#: 83.311-3-16
CLASSIFICATION: 210
LOCATION: 6 MAIDEN LANE
ACREAGE: .35
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2015
AMOUNT: \$7,628.67

PARCEL #: 9
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: SELESKY, ANDREW
CURRENT OWNER: SELESKY, ANDREW
SBL#: 91.22-7-12
CLASSIFICATION: 311
LOCATION: 48-50 CHAPEL STREET
ACREAGE: .42
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2013
AMOUNT: \$32,205.88

PARCEL #: 10
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: STEELE, REGINALD
CURRENT OWNER: STEELE, REGINALD
SBL#: 83.311-2-5
CLASSIFICATION: 210
LOCATION: 2 BOGARDUS PLACE
ACREAGE: .09
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2013
AMOUNT: \$10,887.35

PARCEL #: 11
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: TYLER, MICHAEL & SANDRA
CURRENT OWNER: TYLER, MICHAEL & SANDRA
SBL#: 83.62-3-21
CLASSIFICATION: 210
LOCATION: 14 WOODLAND WAY N
ACREAGE: .03
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2015
AMOUNT: \$6,561.17

PARCEL #: 12
TOWN: WAWARSING
VILLAGE: ELLENVILLE
ASSESSED TO: VASQUEZ, MICHAEL
CURRENT OWNER: VASQUEZ, MICHAEL
SBL#: 83.77-6-2
CLASSIFICATION: 210
LOCATION: 43 CENTER STREET
ACREAGE: .09
FRONT FOOT: 00
DEPTH FOOT: 00
OLDEST YEAR OF TAX: 2015
AMOUNT: \$7,759.13