

PUBLIC AUCTION

Ulster County Office Building
Legislative Chambers, 6th Floor
10:00 AM, September 14, 2016

TERMS OF SALE

The foregoing information and descriptions are complete as far as the records and knowledge of the undersigned indicate. An express condition of sale is that no warranty or representation is made as to the accuracy of any description or as to title, that the premises abut or have a right of access to a public road, or that premises are free from notices of violations of law or municipal ordinances. The County 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 buildings or improvements exist. All parcels will be sold individually, "as is", "where is".

All properties are subject to the following deed restriction:

"THE PROPERTY HEREIN shall be restricted to, dedicated to, and maintained in perpetuity for use that is compatible with open space, recreation, flood mitigation and/or wetlands preservation management practices, and no structures shall be erected thereon."

Proxy bidding is prohibited. The registered bidder winning the bid must take title to the property. At the time the premises are struck down, the successful bidder will be required to pay at least **thirty percent 30%** of his or her bid by **cash, certified check, cashier's check or money order**, made payable to the **Ulster County Commissioner of Finance**. The balance of said bid shall be due in **five (5) business days** in the same form of payment. **All bids \$500 dollars and under must be paid in full at the time of sale.**

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, if the undersigned determines that a bidder is not qualified.

Transfer Gains and Equalization & Assessment forms must be fully completed by the apparent successful bidder at the time of the auction, to allow recording of the deed. **There will be an additional fee for the recording of the deed, transfer gains and equalization and assessment forms. All fees shall be paid by the successful bidder/purchaser.**

The conveyances shall each be in the form of a quitclaim deed and shall be made, executed and delivered subject to the condition and covenant the County of Ulster shall in no event be or become liable for any defects in the title so conveyed for any cause whatsoever, and that no claim or demand, of any nature, shall ever be made against the County of Ulster arising from such sale or any proceedings leading thereto.

Successful bidders shall be responsible for the payment of all taxes - County, Town, or otherwise - as well as town water and sewer rents and assessments, if any, and any other applicable charges that accrue subsequent to the conveyance.

Burton Gulnick, Jr.
Ulster County Commissioner of Finance/Auctioneer

Phone: (845) 340-3297
Website: www.ulstercountyny.gov/finance

PARCEL #: 1
ADDRESS: 7034 Rt. 209, Wawarsing
SBL#: 75.4-1-23.200

PARCEL #: 2
ADDRESS: 10 Foordmore Rd., Wawarsing
SBL#: 75.4-4-8

PARCEL #: 3
ADDRESS: 5 Lundy Rd., Wawarsing
SBL#: 75.18-1-5

PARCEL #: 4
ADDRESS: 30 Foordmore Rd., Kerhonkson
SBL#: 75.4-4-16

PARCEL #: 5
ADDRESS: 6990 Rt. 209, Kerhonkson
SBL#: 75.4-1-30.200