

# PUBLIC AUCTION

Ulster County Office Building  
Legislative Chambers, 6<sup>th</sup> Floor  
10:00 AM, **October 5, 2012**

## 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".

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 **Office of the Attorney General**. The balance of said bid shall be due in five (5) business days in the same form of payment.

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.

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 any person or entity prohibited from bidding under the terms of the August 27, 2012 and September 13, 2012 Orders of the Ulster County Supreme Court.

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 that Lower Esopus River Watch (LERW), the State of New York, the Attorney General and 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 LERW, the State of New York, the Attorney General or the County of Ulster arising from such sale or any proceedings leading thereto.

**Successful bidders shall be responsible for the payment of all unpaid real estate and school taxes, for the payment of the 2012-13 school taxes, any town water and sewer rents and assessments and any other applicable charges (including but not limited to, omitted and pro-rated taxes, demolition charges and interest and penalties) and all subsequent tax levies.**

COUNTY OF ULSTER BY:  
Burton Gulnick, Jr.  
Ulster County Commissioner of Finance

Phone: (845) 340-3297  
Website: [www.ulstercountyny.gov](http://www.ulstercountyny.gov)

**Parcel # 1**

Town of Esopus

SBL#: 71.3-5-15

Location: Off Rousner Lane

Acreage: 8.00

Assessed Value: \$ 10,600

**Parcel # 2**

Town of Esopus

SBL#: 71.3-5-16

Location: Off Rousner Lane

Acreage: 8.00

Assessed Value: \$ 10,600

**Parcel # 3**

Town of Esopus

SBL#: 71.3-5-18

Location: Rousner Lane

Acreage: 10.00

Assessed Value: \$13,000

**Parcel # 4**

Town of Esopus

SBL#: 71.3-5-20

Location: Rousner Lane

Acreage: 26.00

Assessed Value: \$33,600

**Parcel # 5**

Town of Esopus

SBL#: 71.3-5-22

Location: Rousner Lane

Acreage: 4.00

Assessed Value: \$5,800

**Parcel # 6**

Town of Esopus

SBL#: 71.3-5-23

Location: Off Rousner Lane

Acreages: 4.00

Assessed Value: \$5,800

**Parcel # 7**

Town of Esopus

SBL#: 71.3-5-29

Location: Rousner Lane

Acreage: 52.90

Assessed Value: \$38,400

**Parcel # 8**

Town of Rosendale

SBL #: 62.2-3-1

Location: Lucas Ave. Ext.

Acreage: 8.20

Assessed Value: \$61,400

**Parcel # 9**

Acreage: .61

Town of Rosendale

Assessed Value: \$1,050

SBL#: 62.82-2-18

Location: Josephine Avenue

Acreage: .22

Assessed Value: \$ 300

**Parcel # 10**

Town of Rosendale

SBL#: 62.82-5-22

Location: Main Street

Acreage: .14

Assessed Value: \$ 38,400

**Parcel # 11**

Town of Rosendale

SBL#: 63.5-1-25

Location: Whiteport Rd.

Acreage: .40

Assessed Value: \$24,900

**Parcel # 12**

Town of Shawangunk

SBL#: 98.4-1-26

Location: 128 Oregon Trail