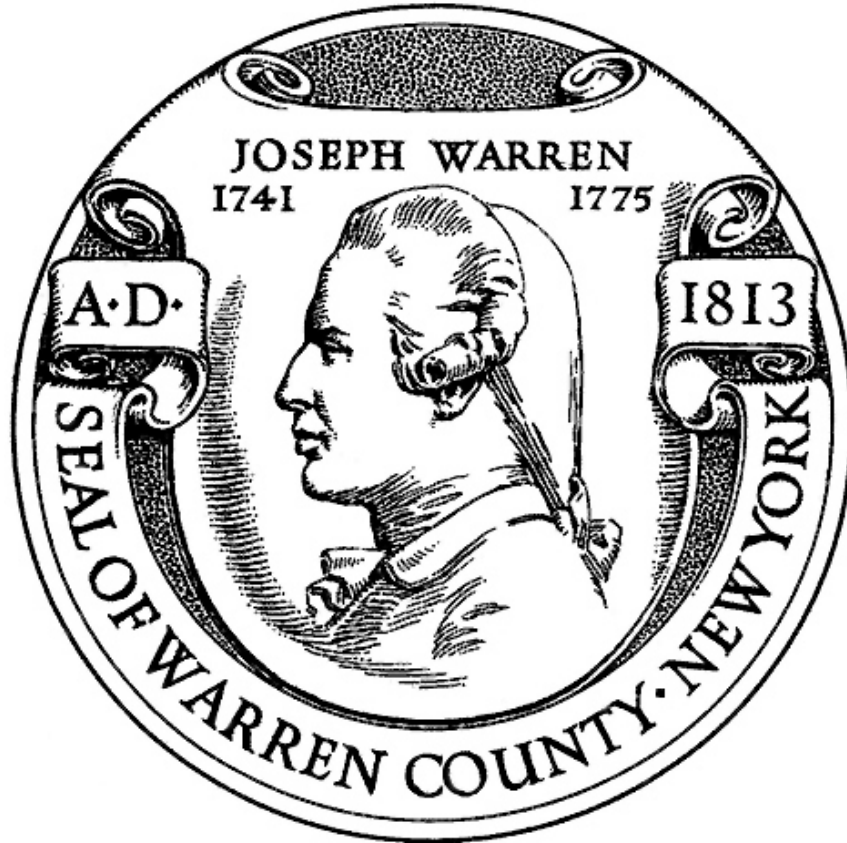


# LIVE PUBLIC AUCTION

WARREN COUNTY REAL ESTATE



**Saturday October 16, 2021  
at 10:00 AM**

Registration begins at 9:00 AM

HELD AT:

**Warren County Court House**  
1340 State Route 9,  
Lake George, NY 12845

CONDUCTED BY

**Auctions International, Inc.**  
**Russ Scherrer CAI Auctioneer**  
**(800) 536-1401**

FOR MORE INFORMATION AND UPDATES PLEASE VISIT:

**[WWW.AUCTIONSINTERNATIONAL.COM](http://WWW.AUCTIONSINTERNATIONAL.COM)**

**WARREN COUNTY REAL ESTATE AUCTION 2021**  
**TERMS & CONDITIONS OF SALE**

The premises described in the preceding advertisement of sale will be sold under the direction of the Director of Real Property Tax Services Department, upon the following Terms of Sale:

1. The successful bidder (purchaser) of the premises being sold, or any portion thereof, will, at the time of the auction sign a Memorandum of Purchase Agreement in which the purchaser will agree to comply with and be obligated under all terms and conditions of sale of the Warren County Real Estate Auction **2021**. A copy of such Memorandum of Purchase Agreement is attached hereto and incorporated herein.
  
2. For a successful bid in any amount over One Thousand Dollars (\$1,000), Ten Percent (10%) of the purchase price of said premises and an additional **six percent (6%)** buyer's premium shall be made payable to the Warren County's official auctioneer at the time of the execution of the memorandum of purchase agreement, and for which payment a County receipt shall be given by the Office of the Treasurer, and which payment may be made by way of a personal check dated as of the date of the auction, cash or certified funds;

For a successful bid of One Thousand Dollars (\$1,000) or less, One Hundred Percent (100%) of the purchase price of said premises and an additional **six percent (6%)** buyer's premium shall be made payable to the Warren County's official auctioneer at the time of the execution of the memorandum of purchase agreement, and for which payment a County receipt shall be given by the Office of the Treasurer, and which payment may be made by way of a personal check dated as of the date of the auction, cash or certified funds;

In the event of a default or failure to complete the transaction by the successful bidder, the successful bidder agrees that the amount of the deposit and buyer's premium tendered by the successful bidder at the time of execution of the Memorandum of Purchase Agreement shall be forfeited to the County, or, if the tender is not completed, the successful bidder agrees that such amounts shall become due and owing to the County. The County reserves the right to pursue collection of such amounts, including costs and reasonable attorney's fees.

3. The successful bidder has no legal or beneficial ownership interest of any nature whatsoever in the property. All sales are subject to the approval of the Warren County Board of Supervisors which approval shall be given or denied within forty-five (45) days of such sale. The County of Warren reserves the right to reject any and all bids and cancel and/or postpone sales at any time before the actual delivery of deeds, a right which if invoked will be exercised within forty-five (45) days of such sale. In the event a sale is not approved by the Board of Supervisors, the down payment for that sale and the additional buyer's premium shall be promptly refunded without interest;



4. The balance of the purchase price (ninety percent (90%)) shall be made payable by bank or certified check or cash to the Warren County Treasurer, Warren County Municipal Center, Lake George, New York, within fifteen (15) days from the date of the resolution of the Warren County Board of Supervisors approving the sale, of which date the purchaser shall be provided with notice at the address given by the purchaser on the memorandum of purchase completed pursuant to Paragraph 1 of the Terms of Sale. The Real Property Tax Services Director is not required to send any further notice to the purchaser. If the purchaser fails to pay the balance of the purchase price within said fifteen (15) day period as provided above, all rights to complete the transaction per the memorandum of purchase agreement will expire and the deposit and Auctioneer's additional buyer's premium shall be forfeited to the County of Warren;
5. If the successful bidder at the auction fails to comply with the terms and conditions of sale and therefore forfeits the right to purchase or the time to purchase expires as defined in paragraph 4 above, the County shall consider whether to offer the property for sale to the second highest bidder of record. In furtherance of this, the Real Property Tax Services Director shall provide notice to the second highest bidder by mail at the address provided by the bidder at the auction that the County is considering whether to accept the bid of the said second highest bidder and inquire as to whether said bidder desires to purchase the property. If the said bidder is interested in purchasing the property, the second highest bidder shall have fifteen (15) days after the mailing of such notice to enter into a memorandum of purchase agreement as set forth in Paragraph 1, and complete the transaction including tender of payment. Notwithstanding the foregoing, upon receipt of a duly executed waiver and release from the highest bidder confirming that they will not be purchasing the property as defined in paragraph 4 above and acknowledging they will be forfeiting the buyer's premium and ten percent (10%) deposit made, the County can immediately offer the property to the second highest bidder pursuant to the terms and conditions set forth in this paragraph.
6. The premises will be conveyed free and clear of delinquent real property tax liens but subject to:
  - (a) city and village tax liens accruing during the year of the auction and not relieved in the last town and county tax immediately preceding the auction;
  - (b) school taxes accruing on or after July 1<sup>st</sup> in the year of the auction and any late payments and penalties related thereto;
  - (c) street or other special assessments unpaid or payable to the municipality in which the premises are situated;
  - (d) any water charges unpaid or payable to the municipality in which the premises are situated which have not been relieved in the last town and county tax levy.
  - (e) any sewer charges unpaid or payable to the municipality in which

the premises are situated which have not been relieved in the last town and county tax levy.

(f) FAILURE TO COMPLY WITH THE TERMS OF THIS PARAGRAPH MAY RESULT IN YOUR LOSS OF THE PROPERTY AFTER PURCHASE. The deed will contain provisions stating that the purchaser is required to rehabilitate any building on the property and bring it into compliance with all State, County and Local standards for occupancy within twenty four (24) months of the date of the deed. Within such twenty four (24) month time period, the purchaser must either: obtain a Certificate of Compliance or a Certificate of Occupancy<sup>1</sup>, if required, for all buildings on the property; make all buildings granted a Certificate of Occupancy before the date of purchase fit for the use stated in such Certificate of Occupancy; or demolish such buildings. Demolition of buildings shall include removal of all demolished material within the prescribed twenty four (24) month time period. The deed shall require the purchaser to schedule an inspection by County officials at or before the end of the twenty four (24) month period. If the purchaser has not complied with the deed provisions regarding rehabilitation of the property and obtained a Certificate of Occupancy or Certificate of Compliance by that time, then the County may, subject to Board approval, commence legal proceeding to retake title to the property. The deed shall also provide that the property shall not be conveyed to any other person before a Certificate of Occupancy or Certificate of Compliance is issued. A written request made to the County Administrator for an extension of up to twenty four (24) months shall be accompanied by a non-refundable fee of \$250.00 per parcel for which a request is submitted. Any addition request thereafter shall be made in writing and placed before the Board of Supervisors for their consideration.

7. The deed delivered shall be a "Quit Claim" deed and shall contain the assessment roll description of the premises and not a metes and bounds description;
8. The bidding will be kept open after the property is struck down; in the case any purchaser shall fail to comply with any of these Terms of Sale, the premises so struck down will again be put up for sale under the direction of the Real Property Tax Services Agency; the original purchaser may be held liable for any deficiency between the sum for which said premises were purchased and the resale, together with any costs or expenses occurring on such resale;
9. The premises will be conveyed subject to all existing tenancies, easements, rights, licenses, privileges, and agreements, as well as any covenants, conditions, restrictions, reservations, rights of re-entry, possibilities of reverter, rights-of-way, utility or other easement agreements, or sell-offs in former deeds or other instruments of record. Additionally, the premises will be conveyed subject to

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<sup>1</sup> Purchaser may show compliance with an existing Certificate of Compliance or obtain a new Certificate of Compliance.

existing laws and ordinances and any state of facts an accurate survey and prudent inspection of the property would disclose, and any federal and/or state taxes, liens, judgements and encumbrances of record not otherwise extinguished when the County of Warren took title to the subject parcel;

10. The purchaser is responsible for determining by diligent search of the public records, including those in the Warren County Clerk's Office, whether other persons or entities including, but not limited to, mortgagees, lienholders or others have an interest in the property which may affect the title as acquired through the tax foreclosure proceeding;
11. The purchaser is responsible for determining whether any structures are located on the premises and for the condition of any structures located on the premises. The descriptions may contain a reference to a structure that may have been removed after the description was prepared. The County makes no promises regarding the presence or condition of any structure;
12. There shall be no interruptions of the auction by any person. Any person so interrupting the auction may be removed from the auction;
13. Individuals purchasing property at this public auction will be responsible for Real Property Transfer Tax on all parcels purchased; and
14. The Internal Revenue Service and/or other Federal and/or State agencies may have a right to redeem their interest in properties following this auction. The bidder is responsible for ascertaining this information.
15. If a purchaser owes any outstanding and delinquent taxes to Warren County, those taxes must be paid in full prior to closing on any purchase made at this auction. Failure to comply with this provision will be grounds for default and forfeiture of any deposits paid.
16. As a further term and condition of sale of the property, the Purchaser understands and agrees that the County shall arrange for the recording of the deed issued by the County in connection with such sale and that the Purchaser shall be liable for the payment of recording fees which shall be paid to the County at the time of closing on the property. The fees associated with the recording of the Quit Claim deed shall be in addition to all other amounts due by the Purchaser in connection with the sale.

**Agricultural District Disclosure Notice**

Notice is hereby given that the premises being sold may lie within an Agricultural District as designated upon the tax map. It is the sole responsibility of any bidder to ascertain which specific parcel(s) is so designated and sold subject to the provisions of law applicable thereto.

“It is the policy of this state and this community to conserve, protect and encourage the development and improvement of the agricultural land for the productions of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances.”

The execution of the following shall also act as an acceptance of the terms and conditions set forth regarding this auction.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Corporation name (if applicable): \_\_\_\_\_



New York State  
DEPARTMENT OF STATE  
Division of Licensing Services  
P.O. Box 22001  
Albany, NY 12201-2001

Customer Service: (518) 474-4429  
www.dos.state.ny.us

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## **New York State Disclosure Form for Buyer and Seller**

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### **THIS IS NOT A CONTRACT**

*New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.*

*Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.*

*If you need legal, tax or other advice, consult with a professional in that field.*

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## **Disclosure Regarding Real Estate Agency Relationships**

### **Seller's Agent**

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

### **Buyer's Agent**

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

### **Broker's Agents**

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

### **Dual Agent**

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

**ALL REGISTRANTS NEED TO FILL THIS PAGE OUT. MANY PEOPLE DO NOT THINK IT APPLIES TO THEM.**

**SIMPLY PUT, YOU ACKNOWLEDGE THAT WE PROVIDED A COPY OF THIS DISCLOSURE TO YOU, THE BIDDER/BUYER, AND AUCTIONS INTERNATIONAL, INC. IS NOT A BUYER'S AGENT**

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

**Dual Agent with Designated Sales Agents**

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

This form was provided to me by Russ Scherrer (print name of licensee) of Auctions International (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- Seller as a (check relationship below)
- Buyer as a (check relationship below)
- Seller's agent
- Buyer's agent
- Broker's agent
- Broker's agent
- Dual agent
- Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance informed consent dual agency
- Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) \_\_\_\_\_ acknowledge receipt of a copy of this disclosure form: signature of {  } Buyer(s) and/or {  } Seller(s):

**Print Name(s)**

**Signature 1**

**Signature 2**

**Date**

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_



**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (initial)**

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

(f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

Initials →

Sign & Date →



# Warren County Surplus Real Estate

**ONLINE ONLY**

# **AUCTION**

**275 Bay Road, Town of Queensbury**

Tax ID: 302.8-1-2 | Property Class: 330- vacant commercial

**Online bidding ends October 25, 2021 at 10am**

Conducted by:

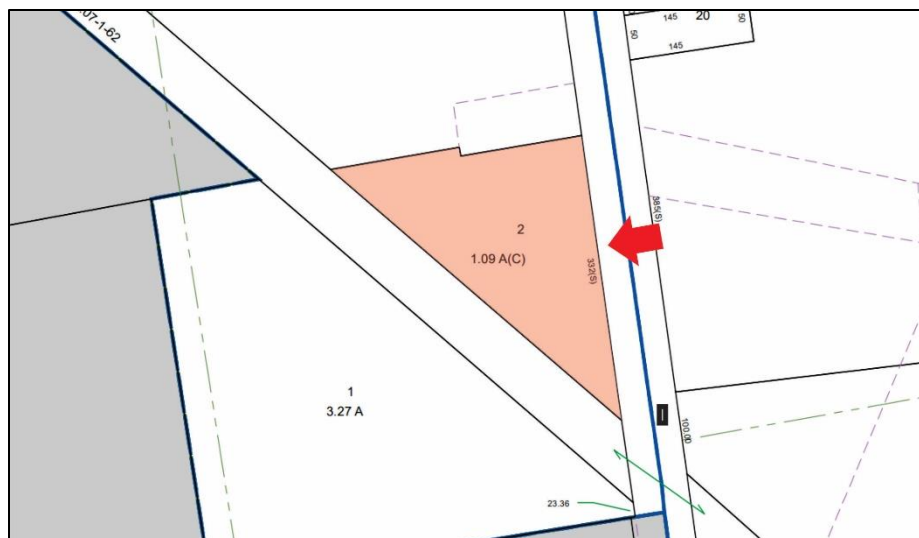


Visit website for complete details and registration instructions:

**[www.275BayRoad.com](http://www.275BayRoad.com)**

*Website above will redirect you to this auction on our main page; [auctionsinternational.com](http://auctionsinternational.com)*

*NYS Broker- Russ J. Scherrer*



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Bolton  
SWIS: 522000  
Tax ID: 186.06-1-4  
Address: 7 Belle Lodi Ln  
Property Class: 220 - 2 Family Res  
Site Property Class: 220 - 2 Family Res  
Bldg. Style: Log home  
School District: Bolton  
Total Acreage/Size: 0.23  
Land Assessment: 2021 - \$74,000  
Total Assessment: 2021 - \$200,000  
Full Market Value: 2021 - \$200,000

Building Style: Log home  
Number of Baths: 2 (Full)  
Number of Bedrooms: 2  
Number of Kitchens: 2  
Year Built: 1903  
Number of Stories: 1  
Sewer Type: Private  
Water Supply: Comm/public  
Utilities: Electric  
Heat Type: No central



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Single story log home with blue trim that sits up off the road. Property is the first house on the left on Belle Lodi (Private drive) and it appears part of Belle Lodi is on the property. The house has a large front porch and is across the street from Lake George. Does not appear to have road frontage on Lake Shore Dr (9N). Appears to have a shared driveway as well as set up as a possible duplex. Research littoral rights.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Chester  
SWIS: 522400  
Tax ID: 36.3-1-22  
Address: 51 Stone Bridge Rd  
Property Class: 210 - 1 Family Res  
Site Property Class: 210 - 1 Family Res  
Bldg. Style: Cottage  
School District: North Warren  
Total Acreage/Size: 0.39  
Land Assessment: 2021 - \$20,500  
Total Assessment: 2021 - \$32,300  
Full Market Value: 2021 - \$32,300

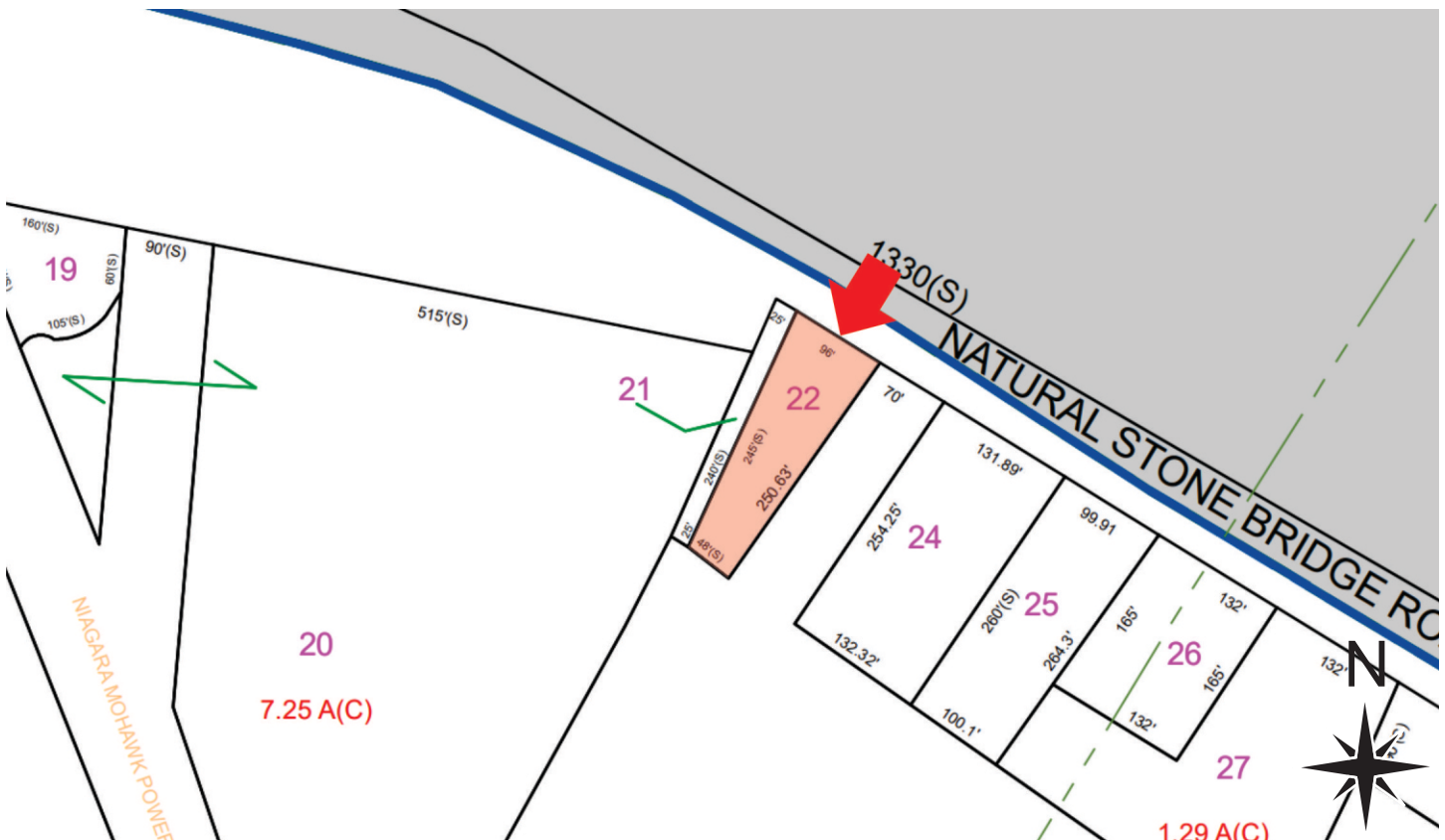
Building Style: Cottage  
Number of Baths: 1 (Full)  
Number of Bedrooms: 3  
Number of Kitchens: 1  
Number of Fireplaces: 0  
Year Built: 1941  
Sewer Type: Private  
Water Supply: Private  
Utilities: Electric  
Heat Type: No central



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## Directions & Description

Single story grey house clearly marked 51 on the mailbox.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

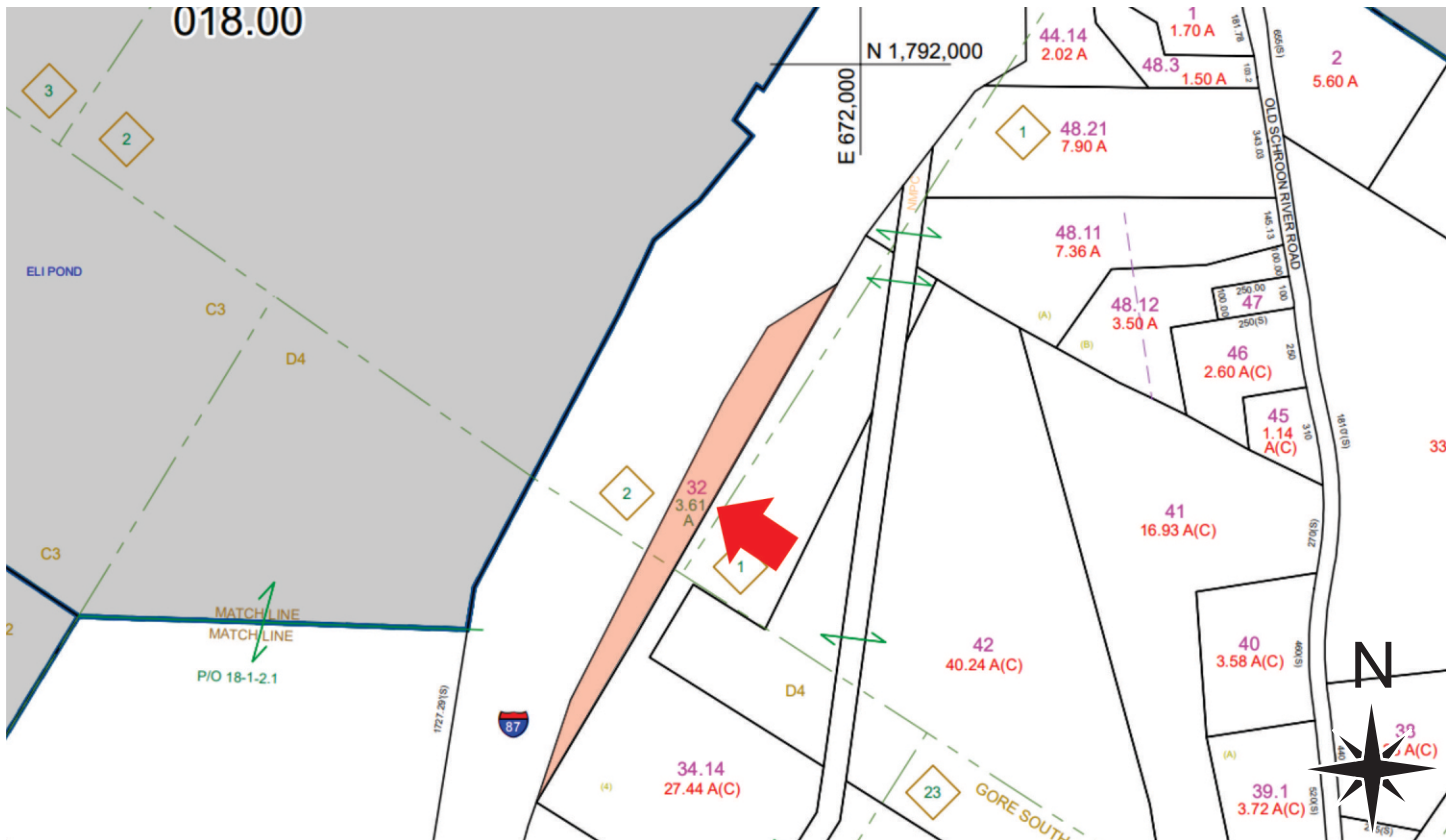
Municipality of Chester  
 SWIS: 522400 Tax ID: 36.-1-32  
 Address: W Off Old Schroom Rd  
 Property Class: 314 - Rural vac<10  
 Site Property Class: 314 - Rural vac<10  
 School District: North Warren  
 Total Acreage/Size: 3.61  
 Land Assessment: 2021 - \$2,700  
 Total Assessment: 2021 - \$2,700  
 Full Market Value: 2021 - \$2,700



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## Directions & Description

3+ acre vacant lot. Property appears to be landlocked.  
 Research access and right of ways.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

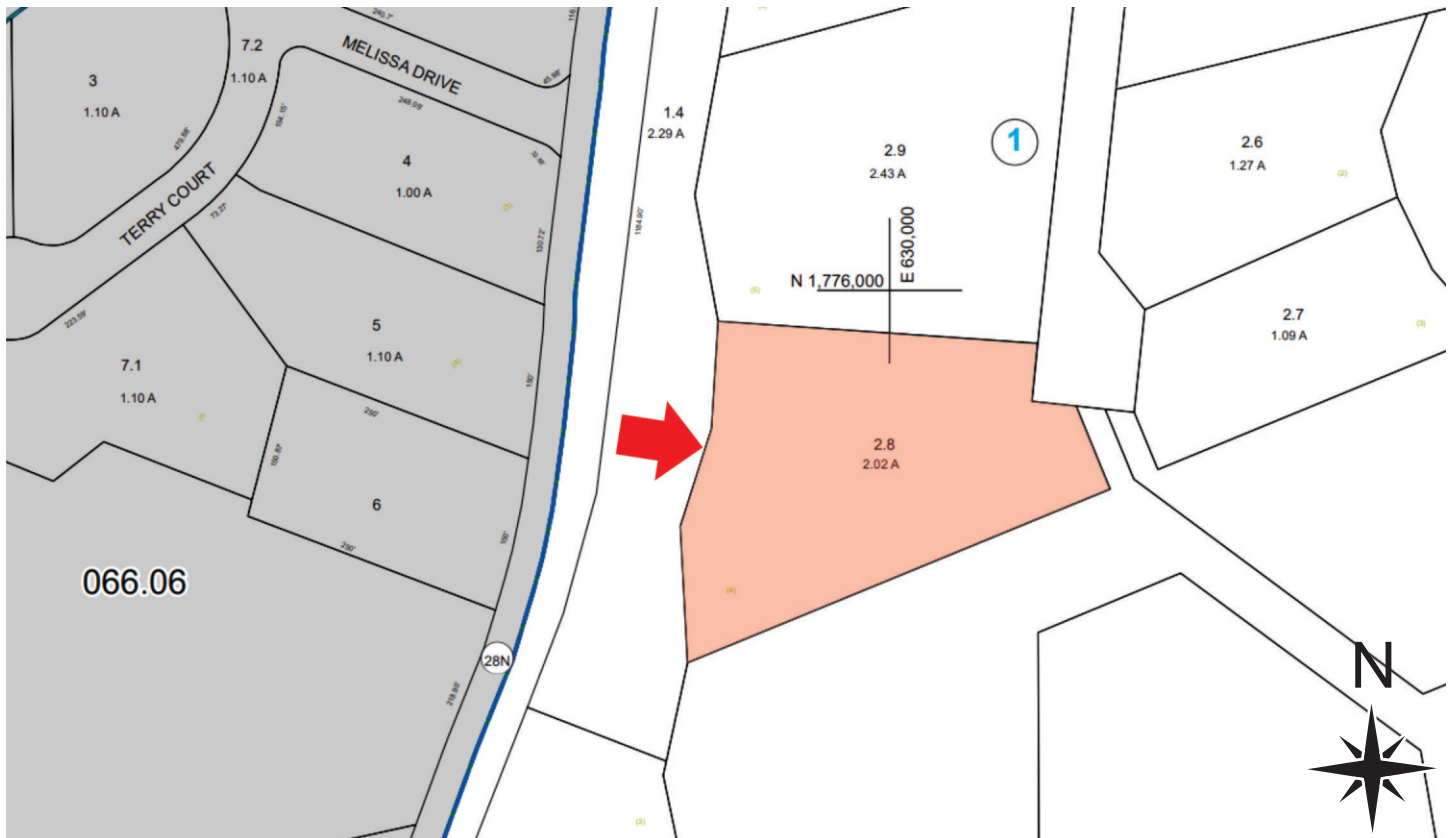
Municipality of Chester  
SWIS: 522400  
Tax ID: 66.7-1-2.8  
Address: Mountain Estates Rd  
Property Class: 311 - Res vac land  
Site Property Class: 311 - Res vac land  
School District: Johnsburg  
Total Acreage/Size: 2.02  
Land Assessment: 2021 - \$18,800  
Total Assessment: 2021 - \$18,800  
Full Market Value: 2021 - \$18,800



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

2+ acre vacant lot, located to the left of house 36 and to the right of driveway 43. Property is at the end of Mountain Estates Rd.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

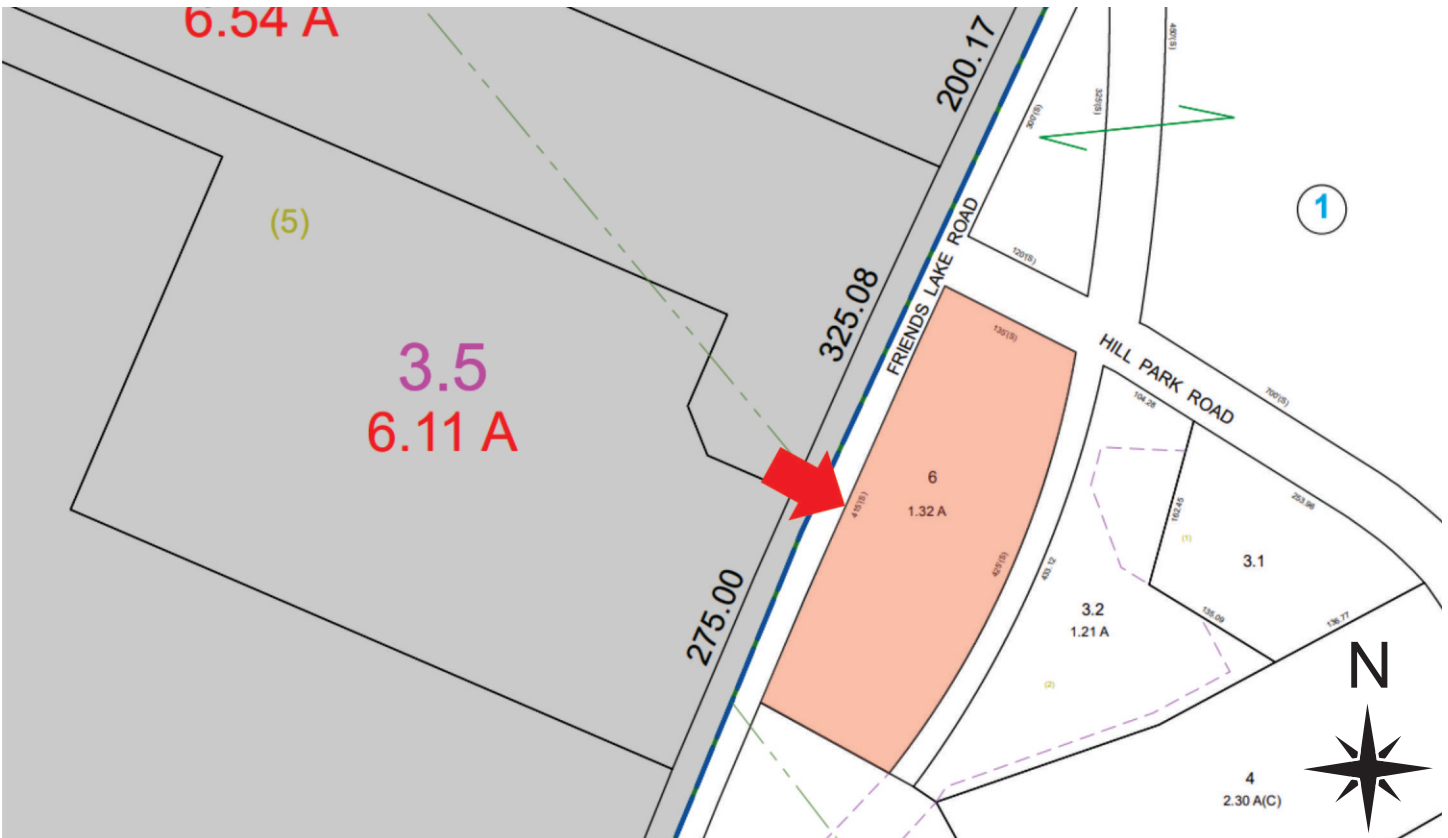
Municipality of Chester  
SWIS: 522400  
Tax ID: 120.9-1-6  
Address: Friends Lake Rd  
Property Class: 311 - Res vac land  
Site Property Class: 311 - Res vac land  
School District: North Warren  
Total Acreage/Size: 1.32  
Land Assessment: 2021 - \$16,200  
Total Assessment: 2021 - \$16,200  
Full Market Value: 2021 - \$16,200



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

1+ acre vacant lot, located at the corner of Friends Lake Rd and Hill Park Rd. Majority of the frontage is on Friends Lake Rd.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Hague  
SWIS: 522600  
Tax ID: 2.-1-14.1  
Address: New Hague Rd  
Property Class: 311 - Res vac land  
Site Property Class: 311 - Res vac land  
School District: Ticonderoga  
Total Acreage/Size: 9.00  
Land Assessment: 2021 - \$26,000  
Total Assessment: 2021 - \$26,000  
Full Market Value: 2021 - \$34,250



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

9 acre vacant lot, located across from house 165.  
Property appears to be mostly wooded. Property is adjacent to the Warren/Essex County Line.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

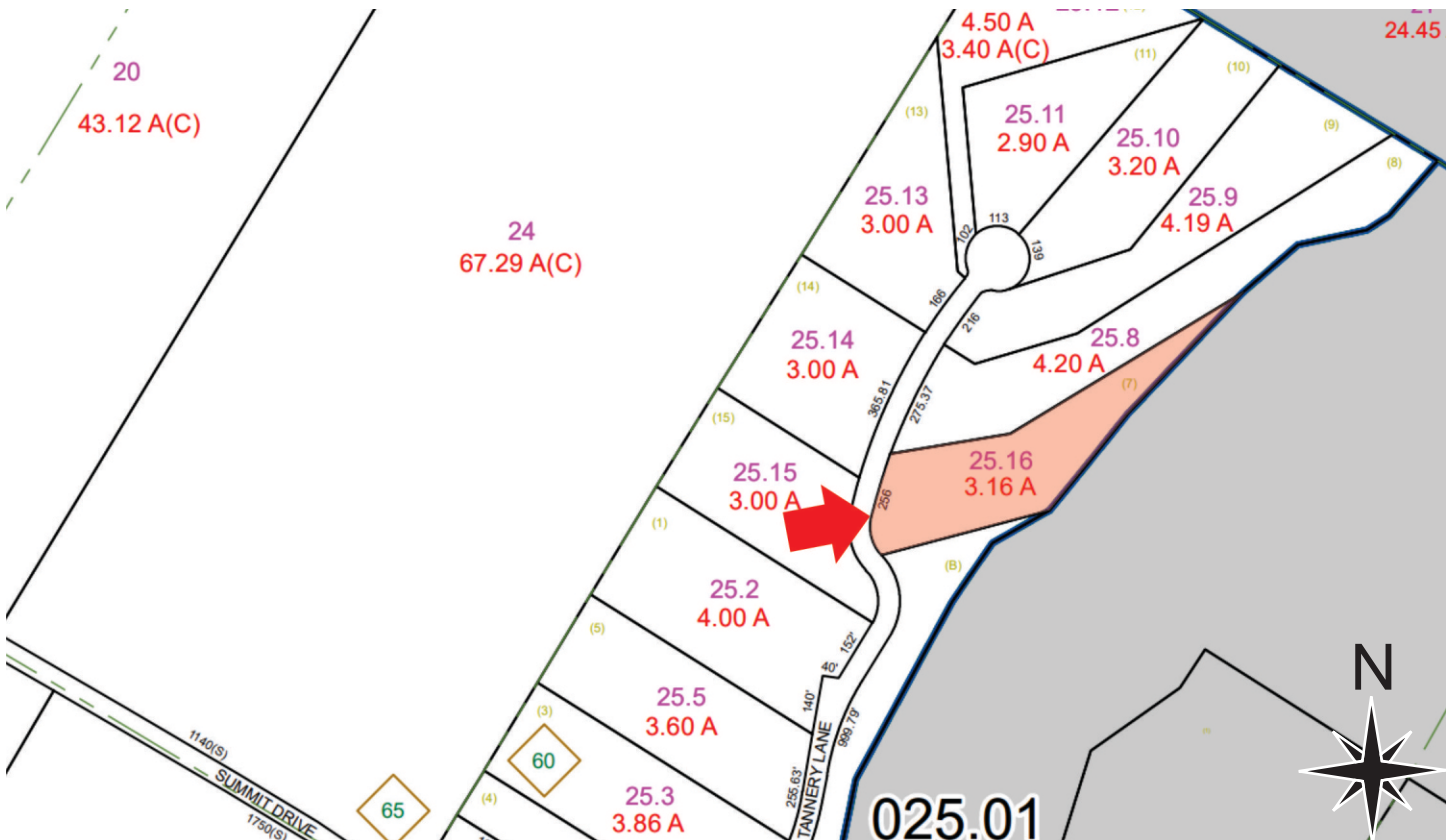
Municipality of Hague  
 SWIS: 522600  
 Tax ID: 24.-1-25.16  
 Address: Tannery Ln  
 Property Class: 311 - Res vac land  
 Site Property Class: 311 - Res vac land  
 School District: Ticonderoga  
 Total Acreage/Size: 3.16  
 Land Assessment: 2021 - \$15,400  
 Total Assessment: 2021 - \$15,400  
 Full Market Value: 2021 - \$20,300



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

3+ acre vacant lot, located approx. .25 miles off Summit Dr on the right.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Horicon  
SWIS: 522800  
Tax ID: 88.14-1-3  
Address: 6424 State Route 8  
Property Class: 270 - Mfg housing  
Site Property Class: 270 - Mfg housing  
Bldg. Style: Manuf'd Housing  
School District: North Warren  
Total Acreage/Size: 0.53  
Land Assessment: 2021 - \$24,000  
Total Assessment: 2021 - \$34,800  
Full Market Value: 2021 - \$34,800

Building Style: Manuf'd Housing  
Number of Baths: 1 (Full)  
Number of Bedrooms: 2  
Number of Kitchens: 1  
Year Built: 1980  
Sewer Type: Private  
Water Supply: Private  
Utilities: Electric  
Heat Type: Hot air  
Fuel Type: Oil



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Blue single wide mobile home with black shutters. Located to the right of house 6419. Approx. 1 mile from Brant Lake.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

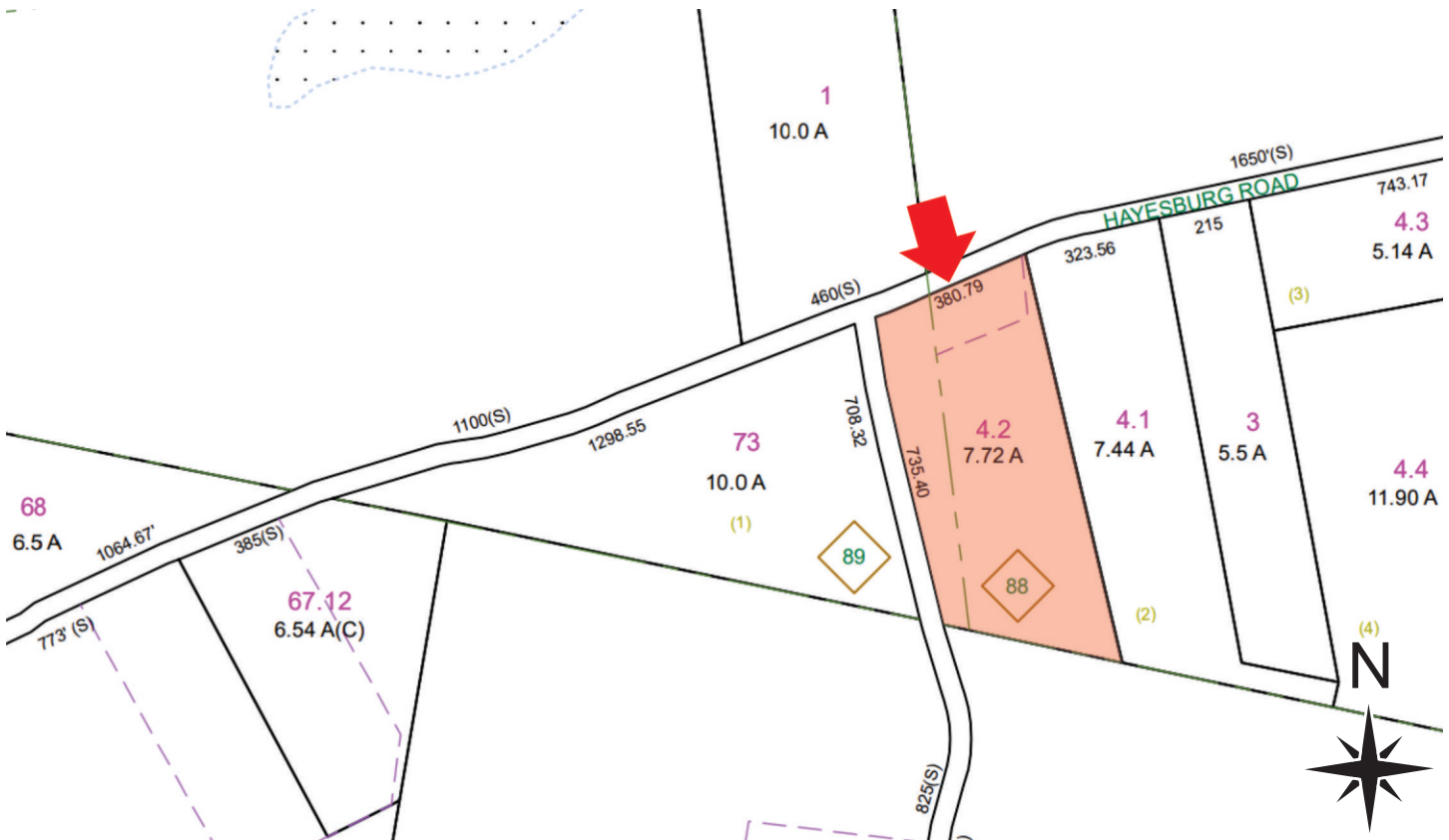
Municipality of Horicon  
SWIS: 522800  
Tax ID: 106.-1-4.2  
Address: Hayesburg Rd  
Property Class: 311 - Res vac land  
Site Property Class: 311 - Res vac land  
School District: North Warren  
Total Acreage/Size: 7.72  
Land Assessment: 2021 - \$31,500  
Total Assessment: 2021 - \$31,500  
Full Market Value: 2021 - \$31,500



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

7+ acre vacant lot, located at the corner of Alder Brook Rd and Hayesburg Rd. Property has frontage on both roads. Less than 1 mile from Crystal Lake.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

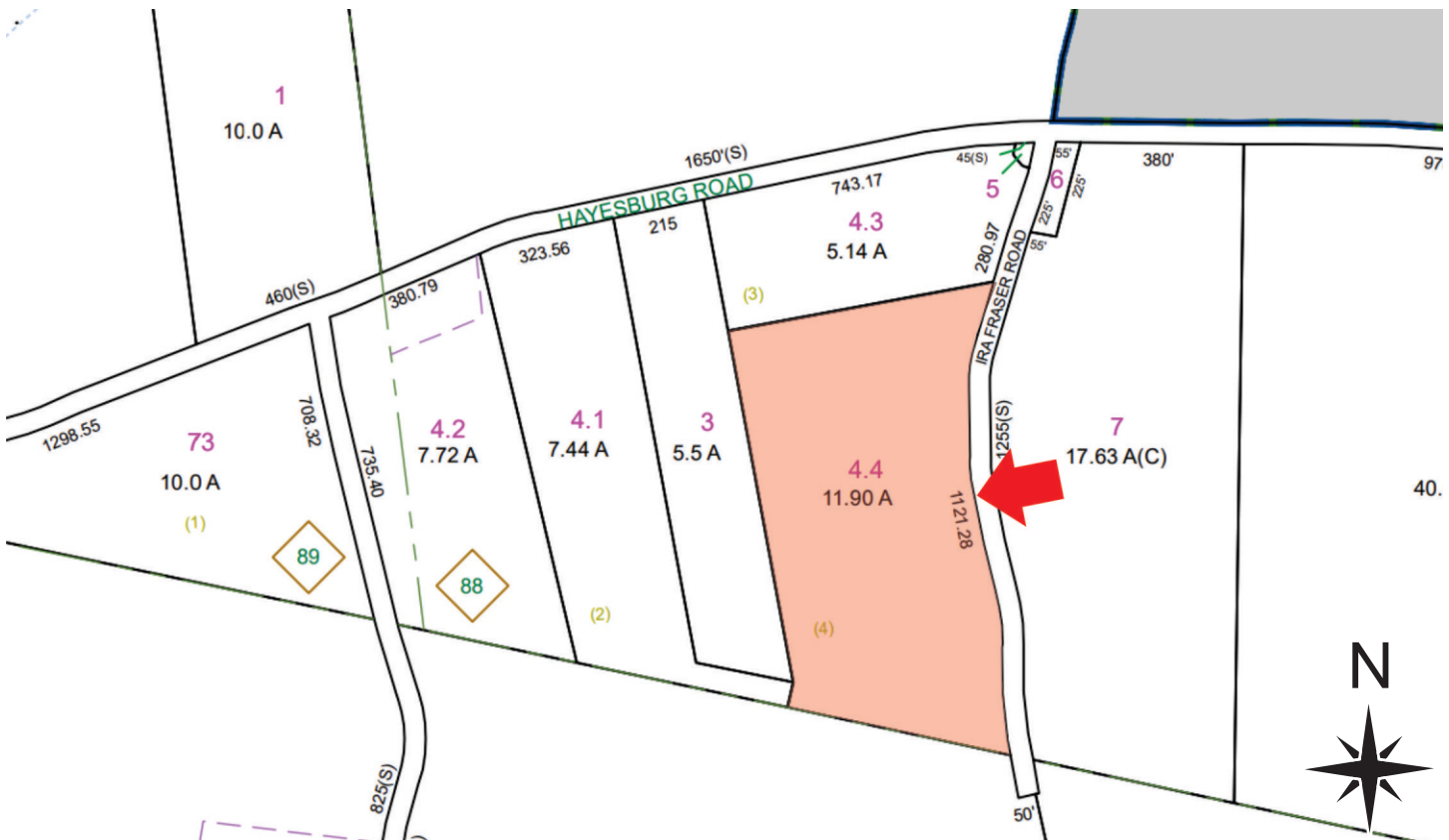
Municipality of Horicon  
 SWIS: 522800  
 Tax ID: 106.-1-4.4  
 Address: Ira Fraiser Rd  
 Property Class: 322 - Rural vac>10  
 Site Property Class: 322 - Rural vac>10  
 School District: North Warren  
 Total Acreage/Size: 11.90  
 Land Assessment: 2021 - \$40,400  
 Total Assessment: 2021 - \$40,400  
 Full Market Value: 2021 - \$40,400



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

11+ acre vacant lot, located approx. .1 miles off Hayesburg Rd on the right. Property is staked at the approx. start of the parcel, which appears to be across from the sugar shack. Less than 1 mile from Crystal Lake.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Johnsburg  
SWIS: 523000  
Tax ID: 101.-1-3  
Address: 68 Holland Rd  
Property Class: 270 - Mfg housing  
Site Property Class: 270 - Mfg housing  
School District: Johnsburg  
Total Acreage/Size: 0.26  
Land Assessment: 2021 - \$500  
Total Assessment: 2021 - \$700  
Full Market Value: 2021 - \$36,842

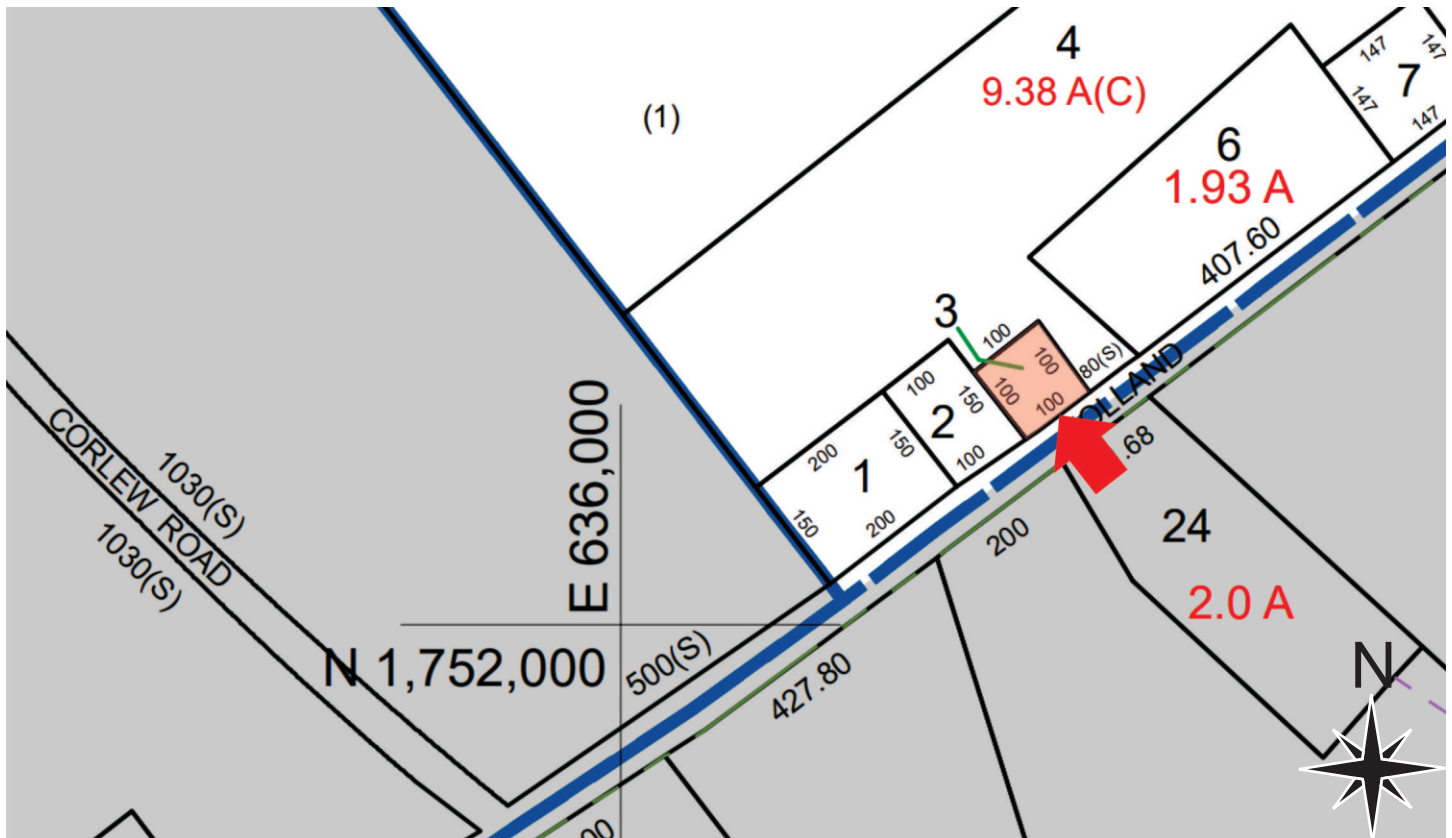
Building Style: 0  
Number of Baths: 0 (Full)  
Number of Bedrooms: 0  
Number of Kitchens: 0  
Year Built:  
Sewer Type: Private  
Water Supply: Private  
Utilities: Electric  
Heat Type: 0  
Fuel Type: 0



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Blue mobile home, located across from house 67. Located down a dirt road know as Holland Rd. Approx. .3 miles from RT 28 on the right.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

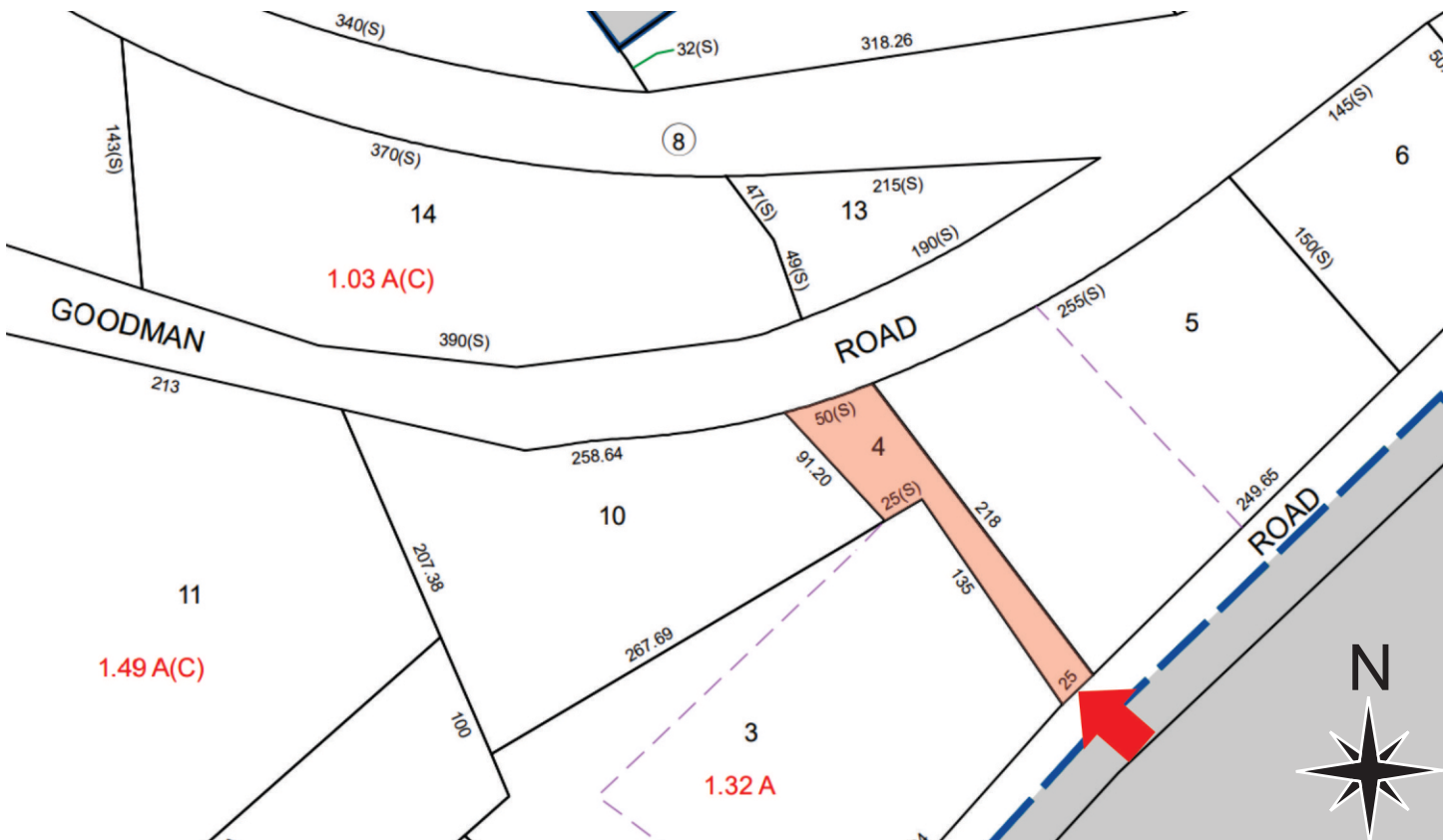
Municipality of Johnsburg  
 SWIS: 523000 Tax ID: 133.8-1-4  
 Address: Garnet Lake Rd  
 Property Class: 314 - Rural vac<10  
 Site Property Class: 314 - Rural vac<10  
 School District: Johnsburg  
 Total Acreage/Size: 0.18  
 Land Assessment: 2021 - \$100  
 Total Assessment: 2021 - \$100  
 Full Market Value: 2021 - \$5,263



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Small vacant lot, located to the left of house 812 and right of house 830 on Goodman Rd. Property has frontage on both Goodman Rd and Garnet Lake Rd. Sign is Placed on Goodman Rd. Less than 1 mile off Rt 8.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Lake George (TOV)  
 SWIS: 522289  
 Tax ID: 251.10-1-41  
 Address: N Northway  
 Property Class: 311 - Res vac land  
 Site Property Class: 311 - Res vac land  
 School District: Lake George  
 Total Acreage/Size: 0.06  
 Land Assessment: 2021 - \$100  
 Total Assessment: 2021 - \$100  
 Full Market Value: 2021 - \$100



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Small vacant lot. Appears to be landlocked. Research access and right of ways.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Lake Luzerne  
 SWIS: 523200  
 Tax ID: 298.16-1-14  
 Address: 32 Pine Rd  
 Property Class: 260 - Seasonal res  
 Site Property Class: 260 - Seasonal res  
 Bldg. Style: Cottage  
 School District: Hadley-Luzerne  
 Total Acreage/Size: 0.09  
 Land Assessment: 2021 - \$54,000  
 Total Assessment: 2021 - \$67,000  
 Full Market Value: 2021 - \$70,500

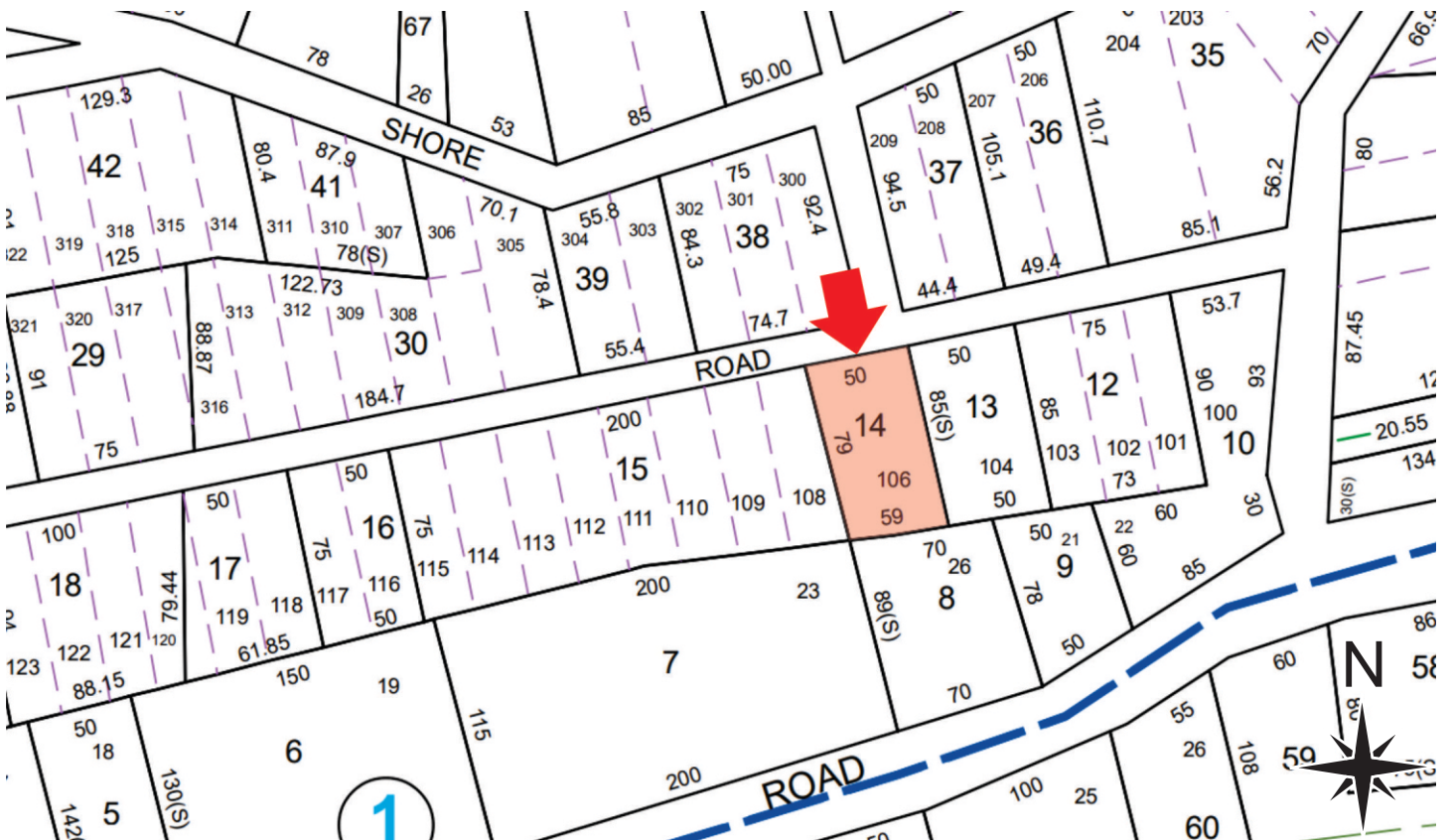
Building Style: Cottage  
 Number of Baths: 1(Half)  
 Number of Bedrooms: 2  
 Number of Kitchens: 1  
 Year Built: 1927  
 Number of Stories: 1  
 Sewer Type: Private  
 Water Supply: Comm/public  
 Utilities: Electric  
 Heat Type: No central  
 Fuel Type: None



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Single story red cottage with white trim, clearly marked 32. Within walking distance of Lake Luzerne.







# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

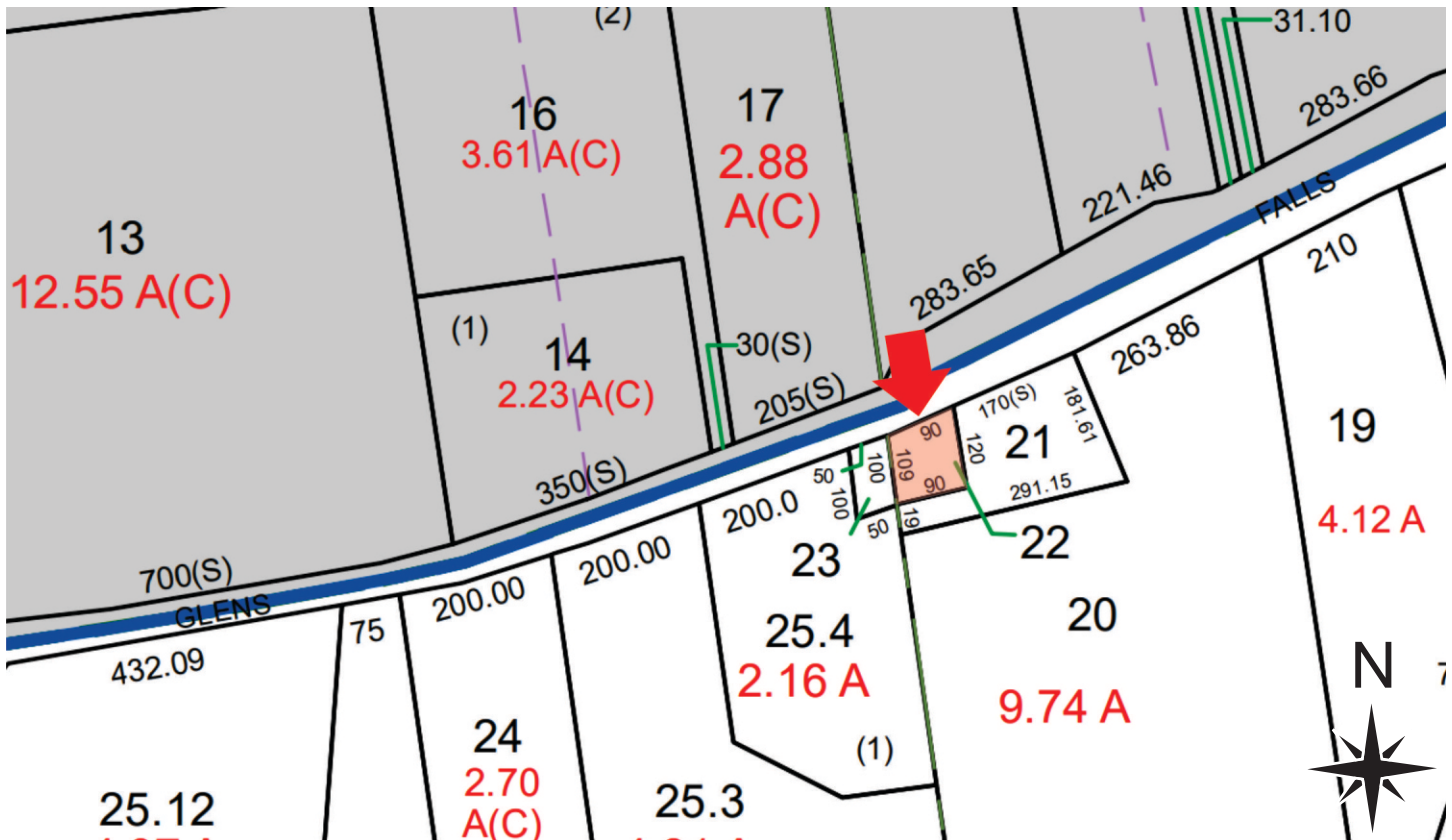
Municipality of Lake Luzerne  
 SWIS: 523200  
 Tax ID: 313.-1-22  
 Address: Glens Falls Mtn Rd  
 Property Class: 314 - Rural vac<10  
 Site Property Class: 314 - Rural vac<10  
 School District: Hadley-Luzerne  
 Total Acreage/Size: 0.24  
 Land Assessment: 2021 - \$3,000  
 Total Assessment: 2021 - \$3,000  
 Full Market Value: 2021 - \$3,200



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## Directions & Description

Small vacant lot, located between houses 1857 and 1849.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Queensbury  
SWIS: 523400  
Tax ID: 278.20-1-11  
Address: 28 Old Bay Rd  
Property Class: 210 - 1 Family Res  
Site Property Class: 210 - 1 Family Res  
Bldg. Style: Old style  
School District: Lake George  
Total Acreage/Size: 1.29  
Land Assessment: 2021 - \$68,000  
Total Assessment: 2021 - \$121,000  
Full Market Value: 2021 - \$121,000

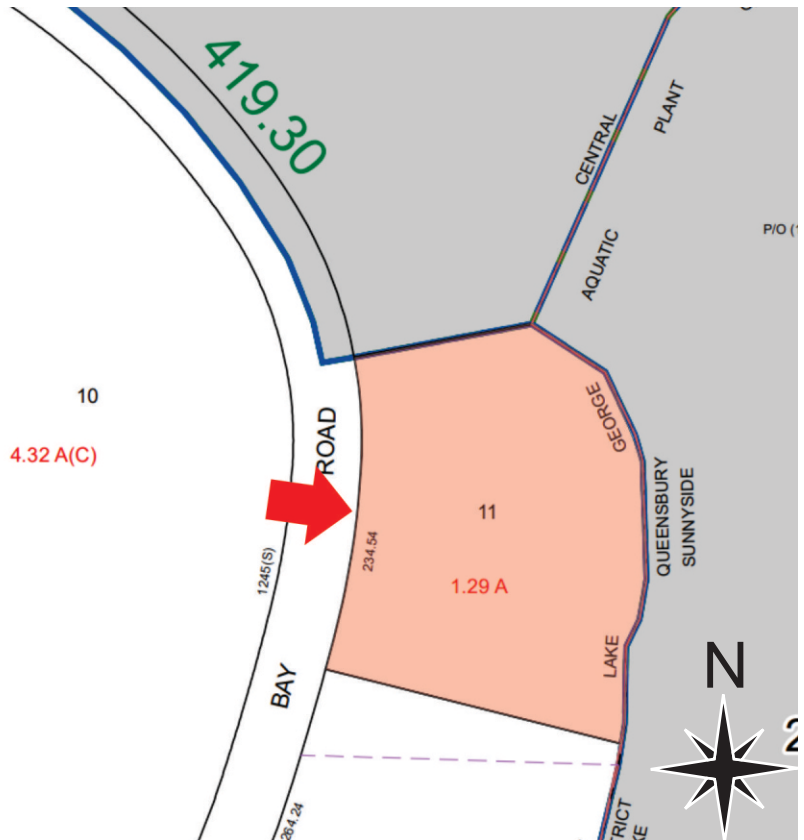
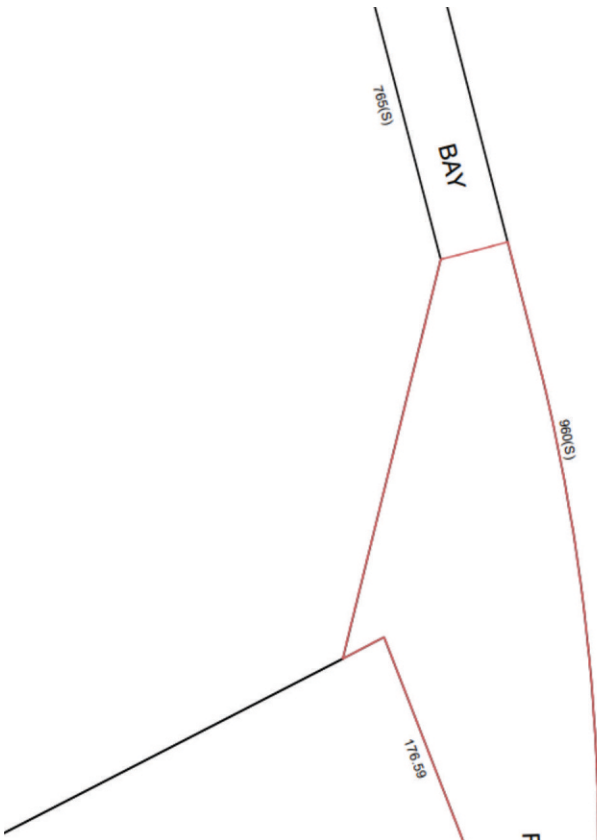
Building Style: Old style  
Number of Baths: 1 (Full)  
Number of Bedrooms: 5  
Number of Kitchens: 1  
Year Built: 1850  
Number of Stories: 2  
Sewer Type: Private  
Water Supply: Private  
Utilities: Electric  
Heat Type: Hot air  
Fuel Type: Oil



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## Directions & Description

2 story white house with red shutters, clearly marked 28 by the door. Property sits behind the fire department.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Queensbury  
SWIS: 523400  
Tax ID: 279.17-1-56  
Address: 13 East Rd  
Property Class: 210 - 1 Family Res  
Site Property Class: 210 - 1 Family Res  
Bldg. Style: Ranch  
School District: Queensbury  
Total Acreage/Size: 0.54  
Land Assessment: 2021 - \$60,500  
Total Assessment: 2021 - \$100,500  
Full Market Value: 2021 - \$100,500

Building Style: Ranch  
Number of Baths: 1 (Full)  
Number of Bedrooms: 1  
Number of Kitchens: 1  
Year Built: 1970  
Number of Stories: 1  
Sewer Type: Private  
Water Supply: Private  
Utilities: Electric  
Heat Type: Electric  
Fuel Type: Electric



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Board and batten sided house clearly marked 13. Has a 1 car attached garage and is located on a dead end road.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

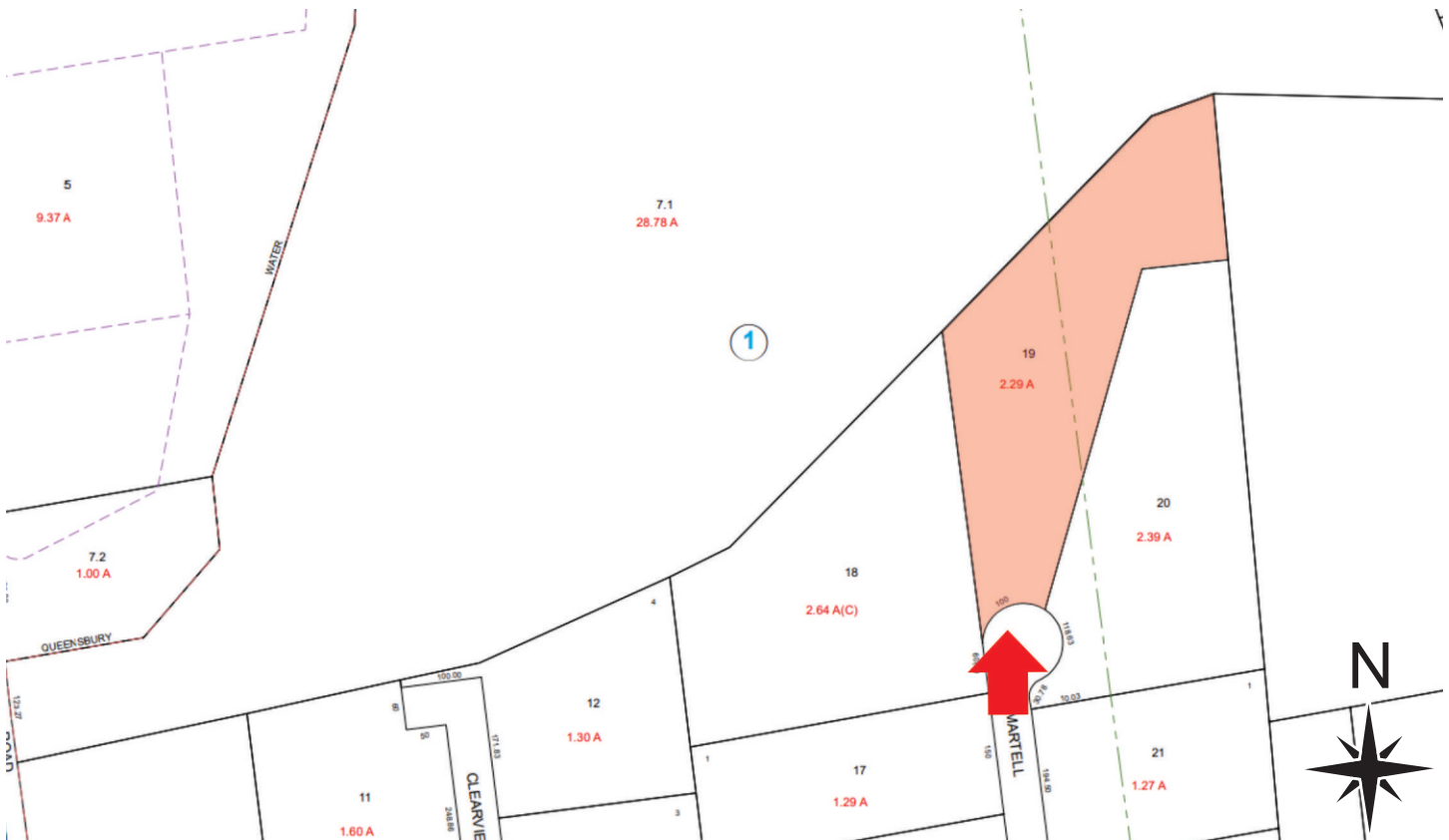
Municipality of Queensbury  
SWIS: 523400  
Tax ID: 290.14-1-19  
Address: Martell Rd  
Property Class: 311 - Res vac land  
Site Property Class: 311 - Res vac land  
School District: Queensbury  
Total Acreage/Size: 2.29  
Land Assessment: 2021 - \$34,700  
Total Assessment: 2021 - \$34,700  
Full Market Value: 2021 - \$34,700



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Vacant lot, located between house 31 and 43 at the end of the Martell Rd cul-de-sac.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Queensbury  
SWIS: 523400  
Tax ID: 295.7-1-30  
Address: Lehland Dr. Off  
Property Class: 311 - Res vac land  
Site Property Class: 311 - Res vac land  
School District: Lake George  
Total Acreage/Size: 0.11  
Land Assessment: 2021 - \$1,100  
Total Assessment: 2021 - \$1,100  
Full Market Value: 2021 - \$1,100



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Small vacant lot. Appears to be landlocked. Research access and right of ways.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Queensbury  
 SWIS: 523400  
 Tax ID: 303.19-1-23  
 Address: Wilson St  
 Property Class: 311 - Res vac land  
 Site Property Class: 311 - Res vac land  
 School District: Queensbury  
 Total Acreage/Size: 0.13  
 Land Assessment: 2021 - \$5,800  
 Total Assessment: 2021 - \$5,800  
 Full Market Value: 2021 - \$5,800



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Small vacant lot. Appears to be landlocked. Research access and right of ways.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Queensbury  
SWIS: 523400  
Tax ID: 303.20-1-6  
Address: 404 Dix Ave  
School District: Queensbury  
Total Acreage/Size: 0.33  
Land Assessment: 2021 - \$67,400  
Total Assessment: 2021 - \$339,100  
Full Market Value: 2021 - \$339,100

### Site 1 (Building)

Property Class: 484 - 1 use sm bld  
Year Built: 1972  
Number of Stories: 1

### Site 2 (House)

Property Class: 210 - 1 Family Res  
Building Style: Colonial  
Number of Baths: 2 (Full)  
Number of Bedrooms: 3  
Number of Kitchens: 1  
Year Built: 2000  
Number of Stories: 2

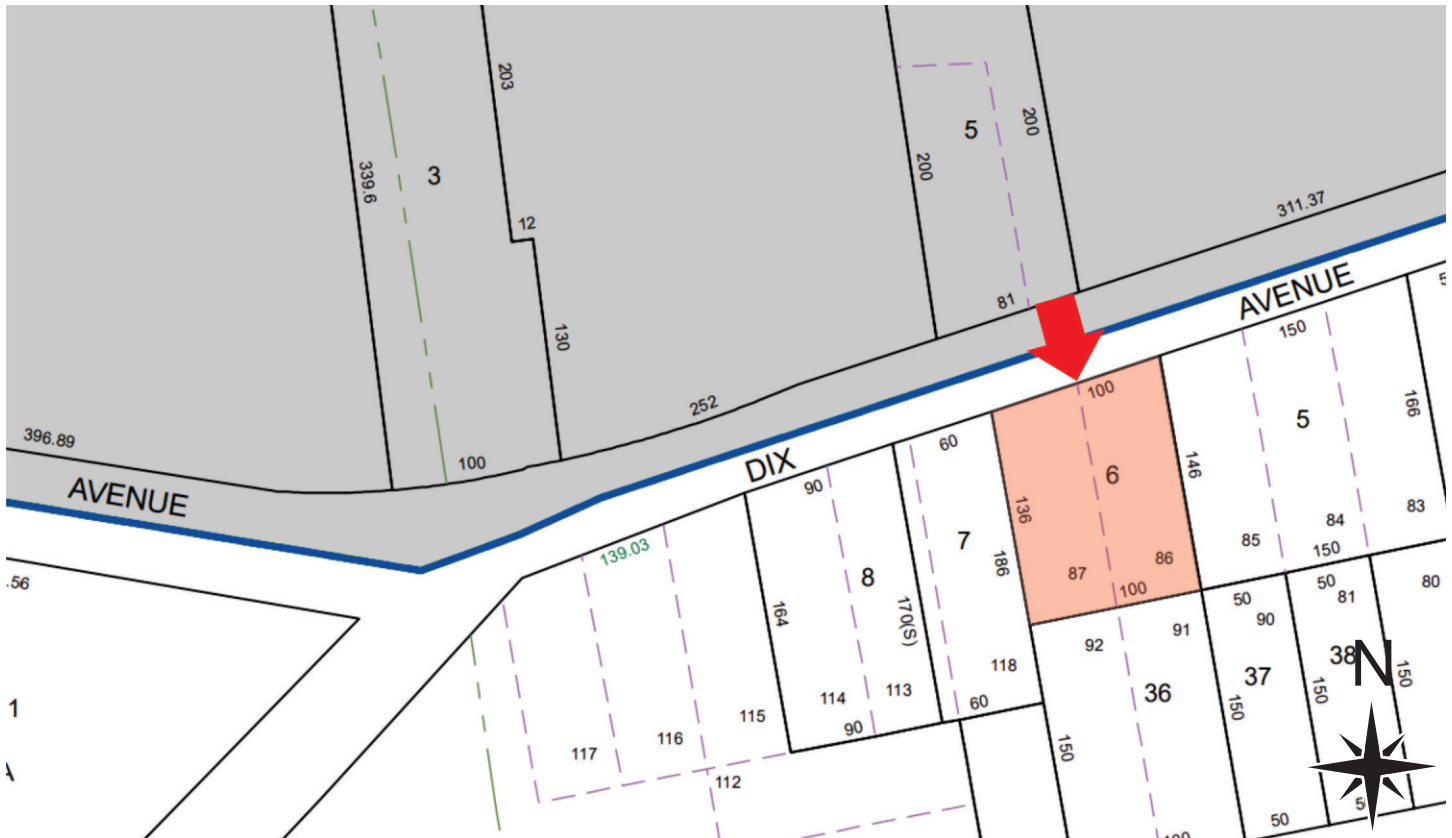
Sewer Type: Private  
Water Supply: Comm/public  
Utilities: Gas & elec  
Heat Type: Hot air  
Fuel Type: Natural Gas



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## Directions & Description

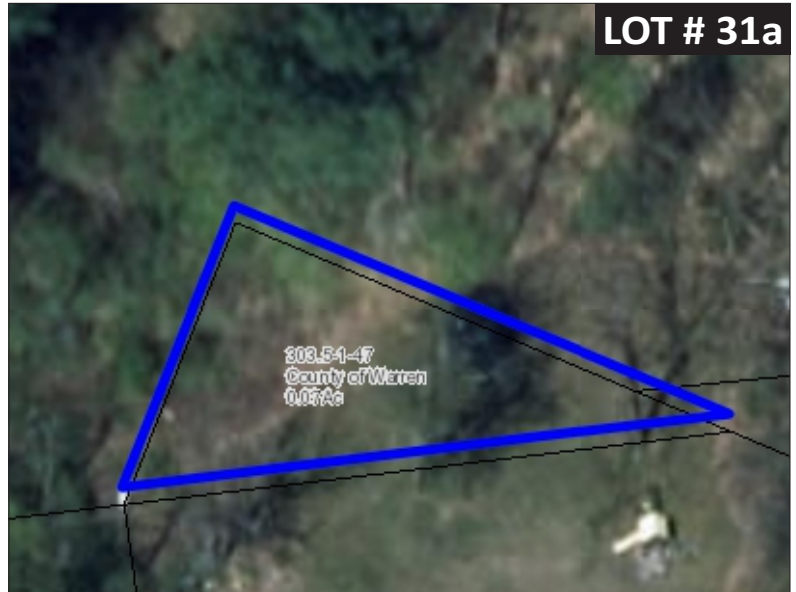
2 story tan house with white trim and a 1 car attached garage. Also a single story building that appears to have been used as a store front. Located to the left of house 398 and diagonally across the street from the volunteer fire company.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

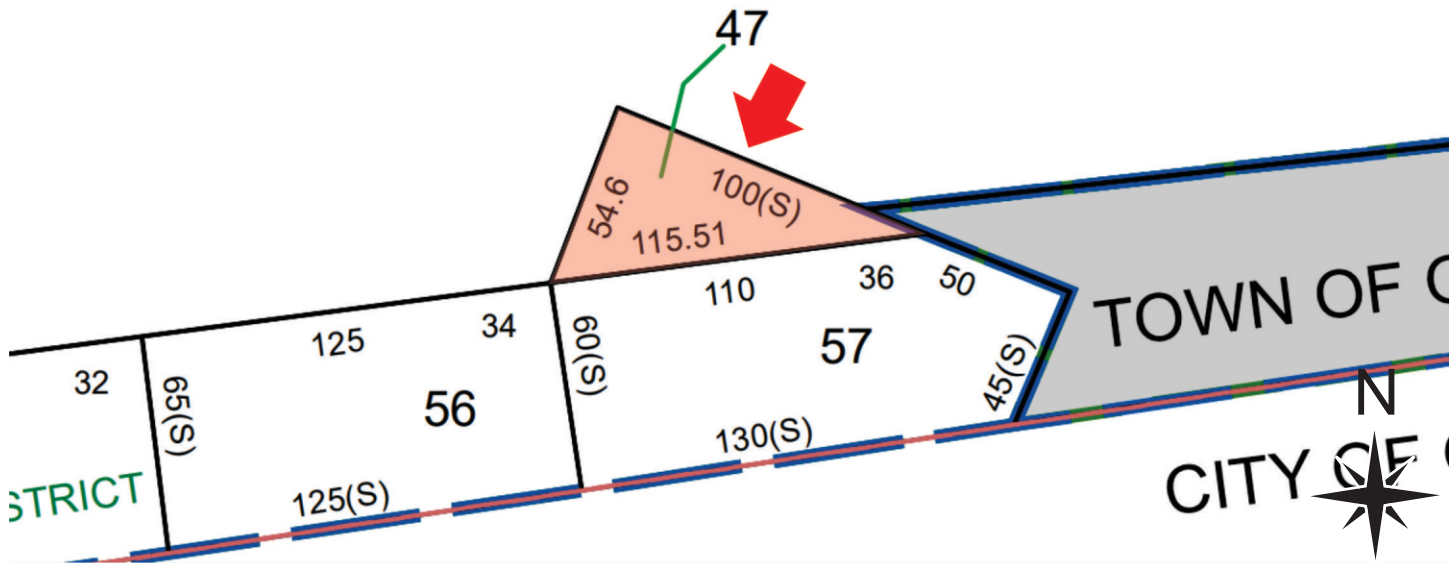
Municipality of Queensbury  
SWIS: 523400  
Tax ID: 303.5-1-47  
Address: Windy Hill Rd.,off  
Property Class: 311 - Res vac land  
Site Property Class: 311 - Res vac land  
School District: Glens Falls  
Total Acreage/Size: 0.07  
Land Assessment: 2021 - \$400  
Total Assessment: 2021 - \$400  
Full Market Value: 2021 - \$400



## Directions & Description

Small vacant lot. Property appears to be landlocked. Research access and right of ways.

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# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Queensbury  
SWIS: 523400  
Tax ID: 308.19-1-60  
Address: 24 Pinello Rd  
Property Class: 270 - Mfg housing  
Site Property Class: 270 - Mfg housing  
School District: Queensbury  
Total Acreage/Size: 0.34  
Land Assessment: 2021 - \$26,000  
Total Assessment: 2021 - \$43,100  
Full Market Value: 2021 - \$43,100

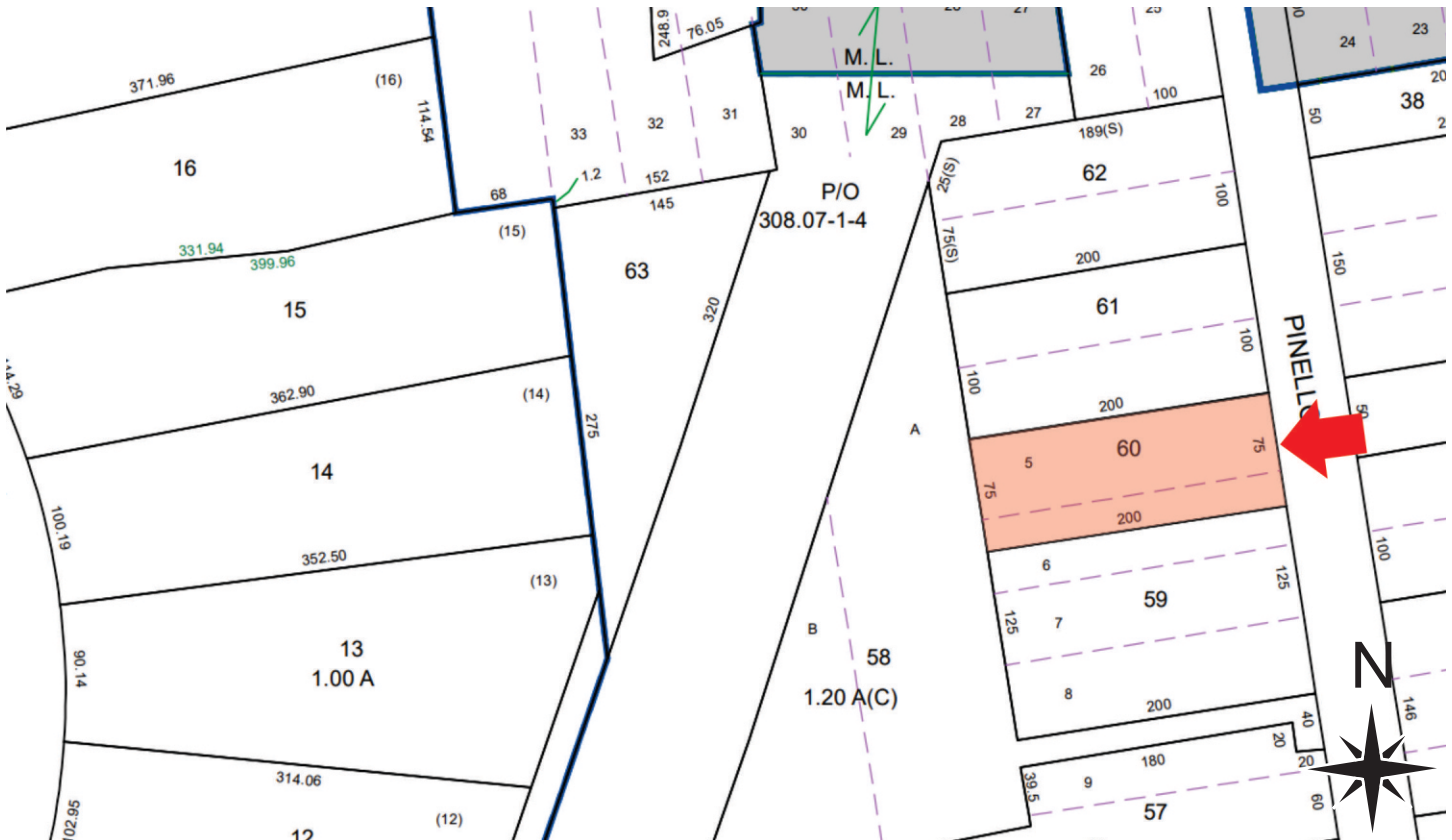
Building Style: 0  
Number of Baths: 0 (Full)  
Number of Bedrooms: 0  
Number of Kitchens: 0  
Year Built:  
Number of Stories:  
Sewer Type: Private  
Water Supply: Comm/public  
Utilities: Electric  
Heat Type: 0  
Fuel Type: 0



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

White single wide mobile home, located between houses 20 and 28.  
Has a fenced in front yard.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

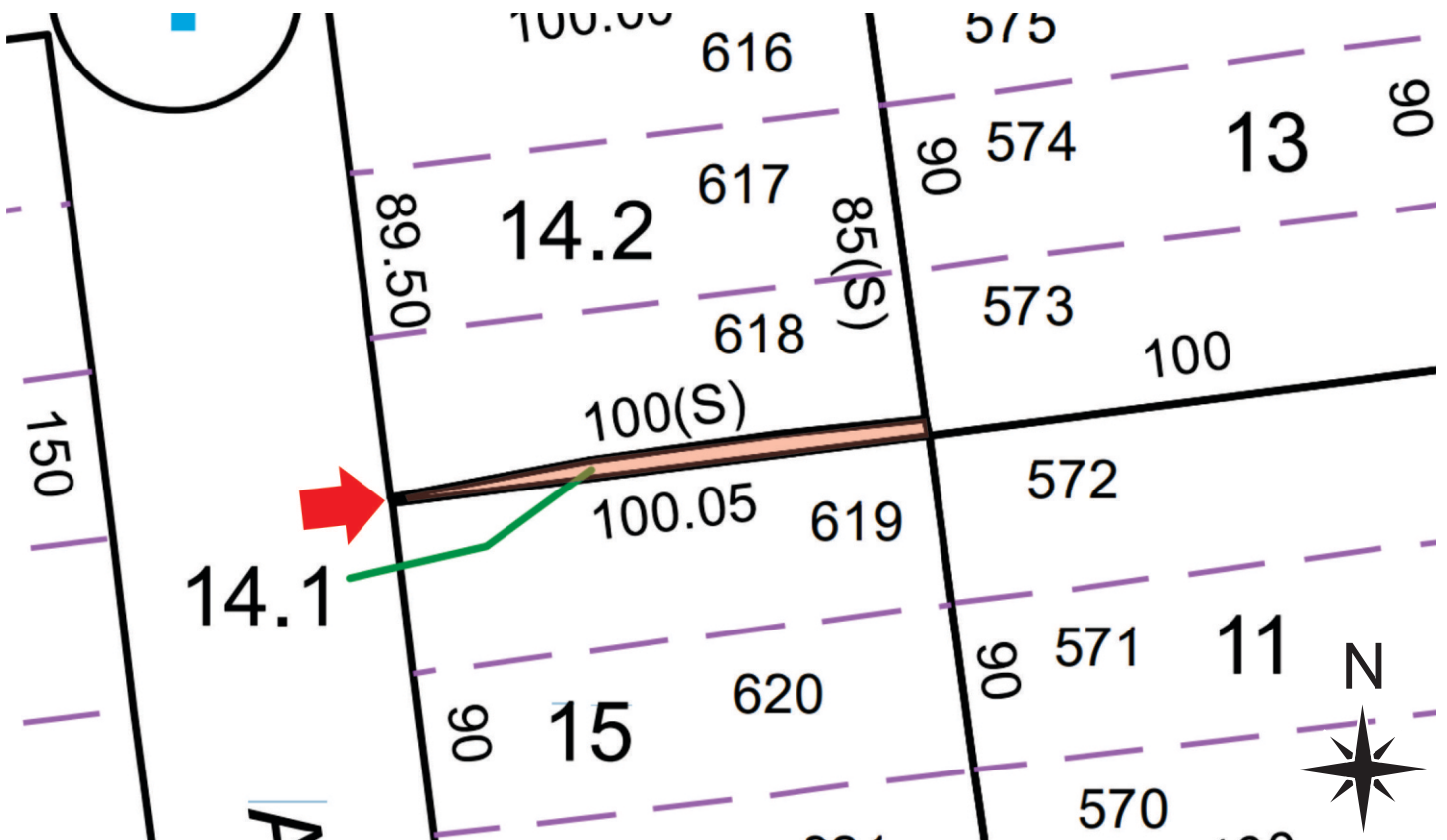
Municipality of Queensbury  
SWIS: 523400  
Tax ID: 309.9-1-14.1  
Address: Indiana Ave  
Property Class: 311 - Res vac land  
Site Property Class: 311 - Res vac land  
School District: Queensbury  
Total Acreage/Size: 0.01  
Land Assessment: 2021 - \$100  
Total Assessment: 2021 - \$100  
Full Market Value: 2021 - \$100



## Directions & Description

Small vacant strip, located between houses 42 and 44.

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

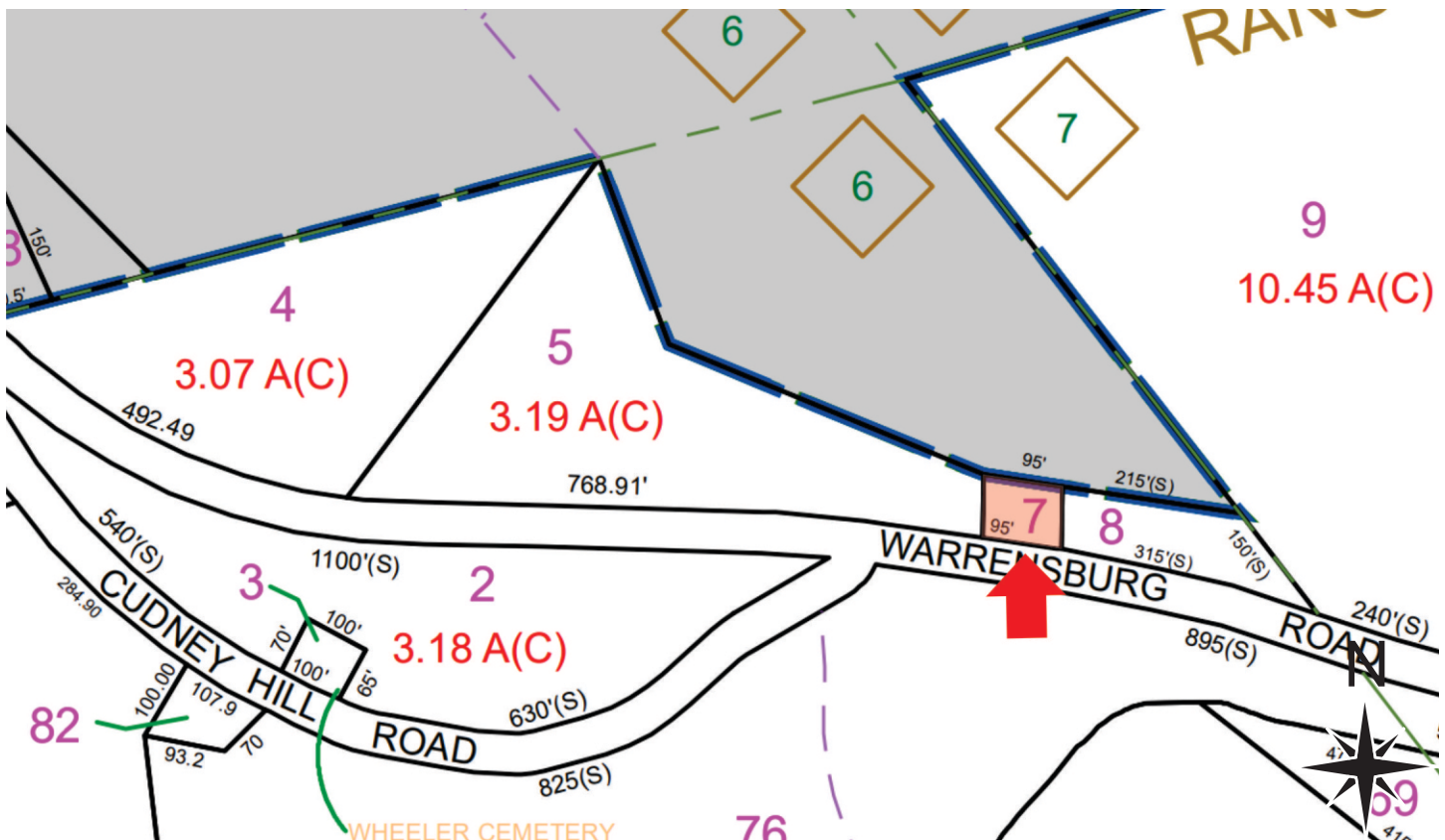
Municipality of Stony Creek  
SWIS: 523600  
Tax ID: 260.-1-7  
Address: 130 Warrensburg Rd  
Property Class: 210 - 1 Family Res  
Site Property Class: N/A  
School District: Hadley-Luzerne  
Property Description: Res.  
Total Acreage/Size: 120 x 100  
Land Assessment: 2021 - \$130  
Total Assessment: 2021 - \$620  
Full Market Value: 2021 - \$66,000



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

1.5 story brown house with green trim. Has a detached oversized shed. Located approx.. 100ft from Cudney Hill Rd.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Warrensburg  
SWIS: 524000  
Tax ID: 210.12-3-51  
Address: 16 Third Ave  
Property Class: 270 - Mfg housing  
Site Property Class: 270 - Mfg housing  
School District: Warrensburg  
Total Acreage/Size: 0.27  
Land Assessment: 2021 - \$30,000  
Total Assessment: 2021 - \$61,000  
Full Market Value: 2021 - \$64,300

Building Style: 0  
Number of Baths: 0 (Full)  
Number of Bedrooms: 0  
Number of Kitchens: 0  
Year Built:  
Number of Stories:  
Sewer Type: Comm/public  
Water Supply: Comm/public  
Utilities: Electric  
Heat Type: 0  
Fuel Type: 0



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Single wide grey mobile home, located between houses 14 and 18.



# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Warrensburg  
SWIS: 524000  
Tax ID: 210.19-1-16  
Address: 122 Jenni Jill Dr  
Property Class: 210 - 1 Family Res  
Site Property Class: 210 - 1 Family Res  
Bldg. Style: Ranch  
School District: Warrensburg  
Total Acreage/Size: 1.50  
Land Assessment: 2021 - \$45,000  
Total Assessment: 2021 - \$173,400  
Full Market Value: 2021 - \$182,900

Building Style: Ranch  
Number of Baths: 3 (Full)  
Number of Bedrooms: 5  
Number of Kitchens: 1  
Year Built: 1978  
Number of Stories: 1  
Sewer Type: Private  
Water Supply: Comm/public  
Utilities: Electric  
Heat Type: Electric  
Fuel Type: Electric



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

1.5 story board and batten house with a 2 car attached garage. House sits back off the road, mailbox clearly marked 122.





# WARREN COUNTY TAX FORECLOSED REAL ESTATE AUCTION - OCT. 16TH

## Property Information

Municipality of Warrensburg  
SWIS: 524000  
Tax ID: 211.13-1-43  
Address: 49 Elm St  
Property Class: 210 - 1 Family Res  
Site Property Class: 210 - 1 Family Res  
Bldg. Style: Ranch  
School District: Warrensburg  
Total Acreage/Size: 0.14  
Land Assessment: 2021 - \$25,000  
Total Assessment: 2021 - \$96,300  
Full Market Value: 2021 - \$101,600

Building Style: Ranch  
Number of Baths: 1 (Full)  
Number of Bedrooms: 3  
Number of Kitchens: 1  
Year Built: 1955  
Number of Stories: 1  
Sewer Type: Comm/public  
Water Supply: Comm/public  
Utilities: Electric  
Heat Type: Hot wtr/stm  
Fuel Type: Oil



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

## Directions & Description

Single story blue house, clearly marked 49. Located to the left of house 45.





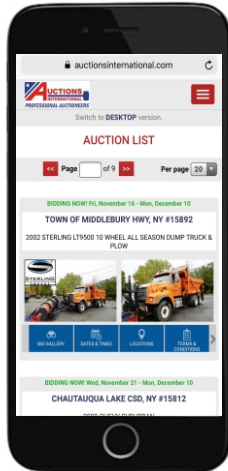


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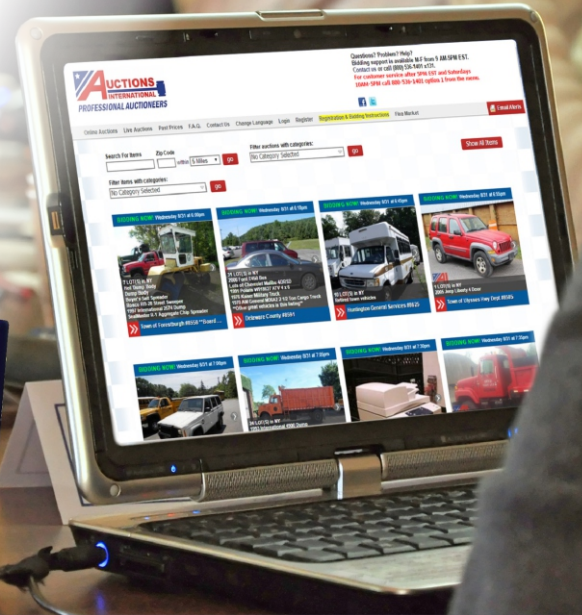
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