

2017

Tax Foreclosure Auction

August 30, 11AM

(Registration starting at 9:00AM)



Essex County Real Estate

**Homes, Vacant Land, Seasonal
& Commercial Properties**

**Auction location:
Best Wester Plus,
Ticonderoga Inn & Suites,
260 Burgoyne Road
Ticonderoga, NY**

Online Bidding Available

(800) 243-0061

11% Buyers Premium

Absolute Auctions & Realty, Inc.

#13



#21



#38



#42



#70



#66



#78



#87



NYS Auctions.com

This auction brochure is subject to errors, omissions, deletions and corrections. Statements made from the auction block supersede any previously printed material or statements made.

#1 - Dugway Rd, Town of Chesterfield

Rural vacant land.

Tax Map: 3.3-1-8.200

Size: 7.80+/- Acres

Full Market Value: \$24,800

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.



#2 - Pray Rd, Town of Chesterfield

Private forest.

Tax Map: 4.2-1-19.000

Size: 20.30+/- Acres

Full Market Value: \$11,800

Sch. District: Ausable Valley CSD

Inspection: May not have road frontage.



#3 - Highland Rd, Town of Chesterfield

Residential vacant land.

Tax Map: 4.4-1-29.000

Size: 3.80+/- Acres

Full Market Value: \$20,800

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.



#4 - 11 River St, Town of Chesterfield

One family, 2 story, old style, built 1870+/-, 1372+/- sq. ft., 3BR/1BA, covered porch.

Tax Map: 4.45-1-16.000

Size: 0.10+/- Acres

Full Market Value: \$38,700

Sch. District: Ausable Valley CSD

Inspection: See web for showing schedule.



#5 - 21 Bens Ln, Town of Chesterfield

Manufactured Housing.

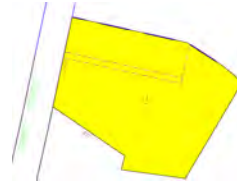
Tax Map: 4.53-2-11.000

Size: 0.20+/- Acres

Full Market Value: \$10,400

Sch. District: Ausable Valley CSD

Inspection: Occupied, Drive by anytime.



#6 - Augur Lake Rd, Town of Chesterfield

Rural vacant land. Waterfront on Augur Lake.

Tax Map: 9.8-1-7.001

Size: 19.10+/- Acres

Full Market Value: \$164,100

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.



#7 - White Church Rd, Town of Crown Point

Residential vacant land.

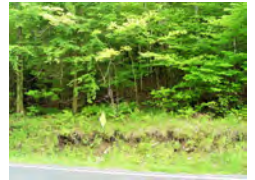
Tax Map: 117.1-2-9.000

Size: 6.70+/- Acres

Full Market Value: \$18,600

Sch. District: Crown Point Central CSD

Inspection: Vacant Land. Drive by anytime.



#8 - 351 Pearl St, Town of Crown Point

One family, 2 story, old style, built 1930+/-, 1632+/- sq. ft., 4BR/1BA, porch, barn, shed.

Tax Map: 117.19-3-21.000

Size: 0.70+/- Acres

Full Market Value: \$32,500

Sch. District: Crown Point Central CSD

Inspection: Drive by anytime.



#9 - 1238 Warner Hill Rd, Town of Crown Point

Rural vacant land.

Tax Map: 127.4-1-25.220

Size: 0.92+/- Acres

Full Market Value: \$7,700

Sch. District: Crown Point Central CSD

Inspection: Vacant Land. Drive by anytime.



#11 - Simonds Hill Rd, Town of Elizabethtown

Rural vacant land.

Tax Map: 74.2-1-24.200

Size: 2.23+/- Acres

Full Market Value: \$18,800

Sch. District: Elizabethtown-Lewis CSD

Inspection: Vacant Land. Drive by anytime.



#12 - 14217 NYS Route 9N, Town of Jay

Apartment. 2 story, built 1930+/-, 5288+/- sq. ft., porches.

Tax Map: 7.76-1-10.036

Size: 0.20+/- Acres

Full Market Value: \$179,900

Sch. District: Ausable Valley CSD

Inspection: See web for showing schedule.

**#13 - 13 Broad Ln, Town of Jay**

One family, 2 story, old style, built 1920+/-, 1448+/- sq. ft., 3BR/2BA, porch, garage.

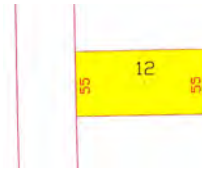
Tax Map: 7.84-3-12.000

Size: 0.10+/- Acres

Full Market Value: \$78,000

Sch. District: Ausable Valley CSD

Inspection: Drive by anytime.

**#14 - Green St, Town of Jay**

Rural vacant land.

Tax Map: 8.-2-10.122

Size: 2.64+/- Acres

Full Market Value: \$18,100

Sch. District: Ausable Valley CSD

Inspection: May not have road frontage.

**#15 - Algonquin Ln, Town of Jay**

Residential vacant land.

Tax Map: 17.22-2-12.000

Size: 1.40+/- Acres

Full Market Value: \$23,500

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#16 - Butternut Ln, Town of Jay**

Residential vacant land. Adjacent to Lot #17 & 19.

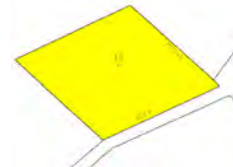
Tax Map: 17.41-3-18.000

Size: 0.90+/- Acres

Full Market Value: \$19,000

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#17 - Oak Hollow Rd, Town of Jay**

Residential vacant land. Adjacent to Lot #16.

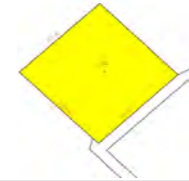
Tax Map: 17.41-3-19.000

Size: 0.90+/- Acres

Full Market Value: \$19,000

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#18 - Dew Dr, Town of Jay**

Residential vacant land. Adjacent to Lot #19.

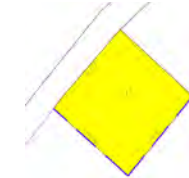
Tax Map: 17.41-8-15.000

Size: 0.90+/- Acres

Full Market Value: \$19,000

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#19 - Dew Dr, Town of Jay**

Residential vacant land. Adjacent to Lot #16 & 18.

Tax Map: 17.49-1-7.000

Size: 1.40+/- Acres

Full Market Value: \$23,500

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#20 - Fern Ln, Town of Jay**

Residential vacant land.

Tax Map: 17.49-4-20.000

Size: 0.90+/- Acres

Full Market Value: \$19,000

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#21 - Glen Rd, Town of Jay**

Rural vacant land. Waterfront on East Branch of Ausable River.

Tax Map: 27.1-1-1.112

Size: 23.68+/- Acres

Full Market Value: \$44,700

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.



#22 - 13056 NYS Route 9N, Town of Jay

Residential vacant land.

Tax Map: 27.1-1-27.000

Size: 0.70+/- Acres

Full Market Value: \$31,600

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#23 - NYS Route 9N, Town of Jay**

Rural vacant land.

Tax Map: 27.1-2-28.312

Size: 3.53+/- Acres

Full Market Value: \$24,500

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#25 - 11894 NYS Route 9N, Town of Jay**

Manufactured Housing, porches.

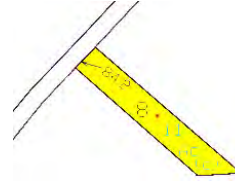
Tax Map: 35.4-3-8.000

Size: 1.10+/- Acres

Full Market Value: \$39,200

Sch. District: Ausable Valley CSD

Inspection: See web for showing schedule.

**#26 - Jay Mountain Rd, Town of Jay**

Rural vacant land. Adjacent to Lot #27.

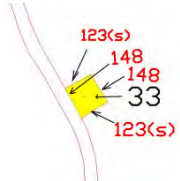
Tax Map: 36.-1-33.000

Size: 0.50+/- Acres

Full Market Value: \$15,000

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#27 - Jay Mountain Rd, Town of Jay**

Private forest. Adjacent to Lot #26.

Tax Map: 36.-1-34.110

Size: 96.10+/- Acres

Full Market Value: \$117,100

Sch. District: Ausable Valley CSD

Inspection: Vacant Land. Drive by anytime.

**#28 - 43 Church St, Town of Keene**

One family, 2 story, old style, built 1890+/-, 1575+/- sq. ft., 3BR/1.5BA, porch, garage, shed.

Tax Map: 44.19-1-46.000

Size: 0.30+/- Acres

Full Market Value: \$169,900

Sch. District: Keene Central CSD

Inspection: Drive by anytime.

**#29 - 181 Muzzy Rd, Town of Lewis**

Rural residence, 1.5 story, cottage style, built 1979+/-, 829+/- sq. ft., 1BR/1BA, porch.

Tax Map: 47.1-1-40.000

Size: 19.00+/- Acres

Full Market Value: \$61,500

Sch. District: Elizabethtown-Lewis CSD

Inspection: Drive by anytime.

**#30 - Stowersville Rd, Town of Lewis**

Residential vacant land.

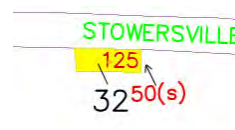
Tax Map: 47.1-2-32.000

Size: 0.20+/- Acres

Full Market Value: \$3,100

Sch. District: Elizabethtown-Lewis CSD

Inspection: Vacant Land. Drive by anytime.

**#31 - 878 Fox Run Rd, Town of Lewis**

Vacant with improvement, shed. Adjacent to Lot #32.

Tax Map: 47.13-1-34.000

Size: 0.20+/- Acres

Full Market Value: \$8,800

Sch. District: Elizabethtown-Lewis CSD

Inspection: Drive by anytime.

**#32 - Fox Run Rd, Town of Lewis**

Residential vacant land. Adjacent to Lot #31.

Tax Map: 47.13-1-35.220

Size: 0.80+/- Acres

Full Market Value: \$9,400

Sch. District: Elizabethtown-Lewis CSD

Inspection: Vacant Land. Drive by anytime.



#33 - 185 Moss Rd, Town of Lewis

One family, 2 story, Colonial style, built 1981+/-, 2124+/- sq. ft., 3BR/2BA, porch, shed.

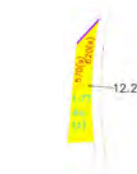
Tax Map: 47.2-1-12.200

Size: 1.77+/- Acres

Full Market Value: \$107,300

Sch. District: Elizabethtown-Lewis CSD

Inspection: See web for showing schedule.

**#34 - 741 Stowersville Rd, Town of Lewis**

Two family, 1.5 story, old style, built 1869+/-, 2123+/- sq. ft., 4BR/3BA, porch, shed.

Tax Map: 47.2-1-13.000

Size: 0.82+/- Acres

Full Market Value: \$49,200

Sch. District: Elizabethtown-Lewis CSD

Inspection: See web for showing schedule.

**#35 - 9 Minerva Lake Rd, Town of Minerva**

Manufactured housing. Adjacent to Lot #36.

Tax Map: 154.15-5-32.110

Size: 0.39+/- Acres

Full Market Value: \$43,900

Sch. District: Minerva Central CSD

Inspection: Occupied, Drive by anytime.

**#36 - Minerva Lake Rd, Town of Minerva**

Residential vacant land. Adjacent to Lot #35.

Tax Map: 154.15-5-32.200

Size: 1.47+/- Acres

Full Market Value: \$24,500

Sch. District: Minerva Central CSD

Inspection: Vacant Land. Drive by anytime.

**#37 - 318 Morse Memorial Hwy, Town of Minerva**

Manufactured housing.

Tax Map: 155.3-1-63.000

Size: 38.20+/- Acres

Full Market Value: \$91,900

Sch. District: Minerva Central CSD

Inspection: Occupied, Drive by anytime.

**#38 - 341 Morse Memorial Hwy, Town of Minerva**

One family, 1.5 story, Cape Cod style, built 2013+/-, 1680+/- sq. ft., 2BR/3BA, porch, barn, garage.

Tax Map: 155.3-1-69.111

Size: 3.13+/- Acres

Full Market Value: \$211,400

Sch. District: Minerva Central CSD

Inspection: Occupied, Drive by anytime.

**#39 - West Rd, Town of Minerva**

Rural vacant land.

Tax Map: 164.1-3-24.000

Size: 10.70+/- Acres

Full Market Value: \$31,400

Sch. District: Minerva Central CSD

Inspection: May not have road frontage.

**#40 - 98 Donnelly Rd, Town of Minerva**

One family, 1 story, cottage style, built 1950+/-, 745+/- sq. ft., 1BR/1BA, porch, shed, garage.

Tax Map: 164.23-3-1.000

Size: 1.40+/- Acres

Full Market Value: \$57,100

Sch. District: Minerva Central CSD

Inspection: See web for showing schedule.

**#41 - 3197 Broad St, Village of Port Henry, Town of Moriah**

One family, 3 story, old style, built 1850+/-, 3672+/- sq. ft., 6BR/2.5BA, porch.

Tax Map: 97.63-6-4.000

Size: 1.00+/- Acres

Full Market Value: \$29,000

Sch. District: Moriah Central CSD

Inspection: Drive by anytime.

**#42 - 14 Waldo Pl, Village of Port Henry, Town of Moriah**

One family, 1 story, manufactured housing style, built 2003+/-, 1716+/- sq. ft., 3BR/2BA, porch.

Tax Map: 97.71-3-7.000/1 & 97.71-3-7.100

Size: 0.23+/- Acres

Full Market Value: \$98,400

Sch. District: Moriah Central CSD

Inspection: Occupied, Drive by anytime.



#43 - 71 Bridge St, Village of Port Henry, Town of Moriah

One family, 1.5 story, old style, built 1910+/-, 820+/- sq. ft., 3BR/1BA, porch.

Tax Map: 97.71-3-15.000

Size: 0.10+/- Acres

Full Market Value: \$52,800

Sch. District: Moriah Central CSD

Inspection: See web for showing schedule.

**#44 - 7 Shea Ln, Village of Port Henry, Town of Moriah**

One family, 1.5 story, old style, built 1930+/-, 709+/- sq. ft., 2BR/1BA, porch, shed.

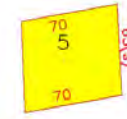
Tax Map: 97.72-3-5.000

Size: 0.10+/- Acres

Full Market Value: \$18,000

Sch. District: Moriah Central CSD

Inspection: Occupied, Drive by anytime.

**#45 - Barton Hill Ln, Town of Moriah**

Rural vacant land.

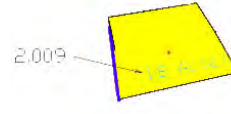
Tax Map: 86.4-1-2.009

Size: 1.80+/- Acres

Full Market Value: \$24,900

Sch. District: Moriah Central CSD

Inspection: May not have road frontage.

**#46 - 25 Wall St, Town of Moriah**

Manufactured housing.

Tax Map: 86.74-6-1.110

Size: 0.52+/- Acres

Full Market Value: \$59,300

Sch. District: Moriah Central CSD

Inspection: Occupied, Drive by anytime.

**#47 - 200 Raymond Wright Ave, Town of Moriah**

One family, 2 story, old style, built 1910+/-, 2040+/- sq. ft., 3BR/1BA, porch, shed.

Tax Map: 86.75-4-10.000

Size: 0.30+/- Acres

Full Market Value: \$12,300

Sch. District: Moriah Central CSD

Inspection: Drive by anytime.

**#48 - Pifershire Rd, Town of Moriah**

Private forest.

Tax Map: 87.3-1-2.000

Size: 243.50+/- Acres

Full Market Value: \$102,000

Sch. District: Moriah Central CSD

Inspection: May not have road frontage.

**#49 - Silver Hill Rd, Town of Moriah**

Rural vacant land.

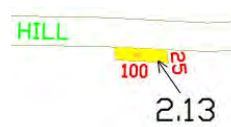
Tax Map: 96.2-1-2.130

Size: 0.06+/- Acres

Full Market Value: \$2,500

Sch. District: Moriah Central CSD

Inspection: Vacant Land. Drive by anytime.

**#50 - 3098 Broad St, Town of Moriah**

One family, 1.5 story, old style, built 1860+/-, 1498+/- sq. ft., 4BR/1BA, porch, shed, barn.

Tax Map: 97.17-2-14.000

Size: 2.90+/- Acres

Full Market Value: \$64,300

Sch. District: Moriah Central CSD

Inspection: See web for showing schedule.

**#52 - Cheney Rd, Town of Moriah**

Rural vacant land. Waterfront on Bartlett Brook.

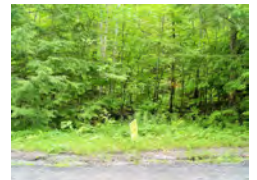
Tax Map: 97.5-6-8.100

Size: 7.60+/- Acres

Full Market Value: \$20,300

Sch. District: Moriah Central CSD

Inspection: Vacant Land. Drive by anytime.

**#53 - Cheney Rd, Town of Moriah**

Seasonal residence, 1 story, cottage style, built 1940+/-, 716+/- sq. ft., 1BR/1BA, porch.

Tax Map: 97.9-2-2.220

Size: 33.00+/- Acres

Full Market Value: \$54,200

Sch. District: Moriah Central CSD

Inspection: Vacant Land. Drive by anytime.



#54 - 81 Elk Inn Rd, Town of Moriah

One family, 1 story, Ranch style, built 1978+/-, 1059+/- sq. ft., 3BR/1BA, porch.

Tax Map: 97.9-2-3.000

Size: 0.54+/- Acres

Full Market Value: \$11,100

Sch. District: Moriah Central CSD

Inspection: Drive by anytime.

**#55 - Fairy Lake Rd, Town of Moriah**

Rural vacant land.

Tax Map: 106.2-1-6.100

Size: 124.50+/- Acres

Full Market Value: \$103,300

Sch. District: Moriah Central CSD

Inspection: May not have road frontage.

**#56 - 48 Sanford Ln, Town of Newcomb**

One family, 1 story, Ranch style, built 1940+/-, 1446+/- sq. ft., 4BR/1BA, porch, shed.

Tax Map: 110.18-3-24.000

Size: 0.60+/- Acres

Full Market Value: \$50,000

Sch. District: Newcomb Central CSD

Inspection: See web for showing schedule.

**#58 - 6053 Sentinel Rd, Village of Lake Placid, Town of North Elba**

Apartment, 2 story, built 1990+/-, 3876+/- sq. ft., porches.

Tax Map: 42.239-3-14.000

Size: 0.60+/- Acres

Full Market Value: \$356,300

Sch. District: Lake Placid Central CSD

Inspection: Occupied, Drive by anytime.

**#59 - 37 Franklin Ave, Village Saranac Lake, Town of North Elba**

Apartment, 2 story, built 1980+/-, 2800+/- sq. ft., porch.

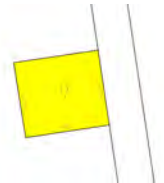
Tax Map: 32.198-1-13.000

Size: 0.10+/- Acres

Full Market Value: \$177,400

Sch. District: Saranac Lake CSD

Inspection: Drive by anytime.

**#60 - Franklin Ave, Village Saranac Lake, Town of North Elba**

Manufactured housing. Adjacent to Lot #61.

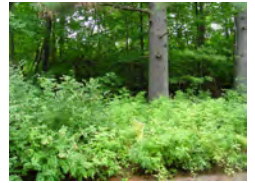
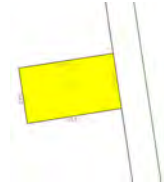
Tax Map: 32.198-2-1.100

Size: 0.24+/- Acres

Full Market Value: \$42,000

Sch. District: Saranac Lake CSD

Inspection: Vacant Land. Drive by anytime.

**#61 - 32 Franklin Ave, Village Saranac Lake, Town of North Elba**

Vacant with improvement. Adjacent to Lot #60.

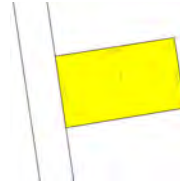
Tax Map: 32.198-2-2.000

Size: 0.20+/- Acres

Full Market Value: \$50,400

Sch. District: Saranac Lake CSD

Inspection: Vacant Land. Drive by anytime.

**#62 - 40 Vine St, Town of St. Armand**

Residential vacant land.

Tax Map: 13.56-7-9.000

Size: 0.20+/- Acres

Full Market Value: \$19,000

Sch. District: Saranac Lake CSD

Inspection: Vacant Land. Drive by anytime.

**#63 - Loch Muller Rd, Town of Schroon**

Rural vacant land.

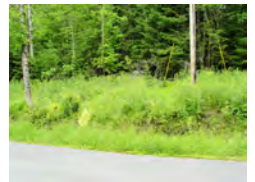
Tax Map: 145.2-1-41.000

Size: 2.00+/- Acres

Full Market Value: \$22,000

Sch. District: Schroon Lake CSD

Inspection: Vacant Land. Drive by anytime.

**#64 - Loch Muller Rd, Town of Schroon**

Residential vacant land.

Tax Map: 145.2-1-59.000

Size: 0.12+/- Acres

Full Market Value: \$100

Sch. District: Schroon Lake CSD

Inspection: May not have road frontage.



#65 - Hoffman Rd, Town of Schroon

Rural vacant land.

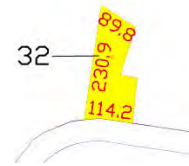
Tax Map: 145.2-2-32.000

Size: 0.59+/- Acres

Full Market Value: \$19,200

Sch. District: Schroon Lake CSD

Inspection: Vacant Land. Drive by anytime.



#66 - 15 Landings Ct, Town of Schroon

One family, 2 story, townhouse style, built 2002+/-, 1576+/- sq. ft., 3BR/2BA, porch, garage.

Tax Map: 146.20-9-14.000

Size: 0.02+/- Acres

Full Market Value: \$271,000

Sch. District: Schroon Lake CSD

Inspection: Occupied, Drive by anytime.



#67 - 180 Alder Meadow Rd, Town of Schroon

Rural residence, 1 story, old style, built 1945+/-, 968+/- sq. ft., 2BR/1BA, porch, shed, barn.

Tax Map: 147.1-1-4.110

Size: 16.3+/- Acres

Full Market Value: \$81,500

Sch. District: Schroon Lake CSD

Inspection: See web for showing schedule.



#69 - 1306 US Route 9, Town of Schroon

Converted residence, 1 story, built 1980+/-, 2420+/- sq. ft. porches.

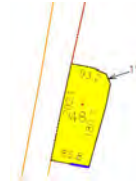
Tax Map: 147.5-1-48.000

Size: 0.41+/- Acres

Full Market Value: \$197,400

Sch. District: Schroon Lake CSD

Inspection: Occupied, Drive by anytime.



#70 - 1063 US Route 9, Town of Schroon

Detached row building, 2 story, built 1910+/-, 4050+/- sq. ft., porches. Adjacent to Lot #71. Waterfront on Rogers Brook.

Tax Map: 147.53-2-8.001

Size: 0.06+/- Acres

Full Market Value: \$74,100

Sch. District: Schroon Lake CSD

Inspection: Occupied, Drive by anytime.



#71 - 1061 US Route 9, Town of Schroon

Detached row building, 1 story, built 1910+/-, 1262+/- sq. ft. Adjacent to Lot #70. Waterfront on Rogers Brook.

Tax Map: 147.53-2-20.028

Size: 0.08+/- Acres

Full Market Value: \$33,300

Sch. District: Schroon Lake CSD

Inspection: Occupied, Drive by anytime.



#73 - Vanderwalker Rd, Town of Schroon

Forest.

Tax Map: 165.-1-3.000

Size: 100.62+/- Acres

Full Market Value: \$37,000

Sch. District: Schroon Lake CSD

Inspection: May not have road frontage.



#74 - 646 Delano Rd, Town of Ticonderoga

One family, 1.5 story, old style, built 1850+/-, 3192+/- sq. ft., 2BR/1BA, porch, garage. In Agricultural District.

Tax Map: 139.2-3-5.000

Size: 1.20+/- Acres

Full Market Value: \$111,200

Sch. District: Ticonderoga CSD

Inspection: Occupied, Drive by anytime.



#75 - NYS Route 74, Town of Ticonderoga

Rural vacant land. Adjacent to Lot #77.

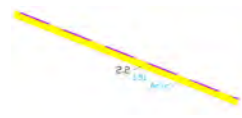
Tax Map: 139.3-2-2.200

Size: 1.51+/- Acres

Full Market Value: \$1,500

Sch. District: Ticonderoga CSD

Inspection: May not have road frontage.



#76 - 3067 NYS Route 74, Town of Ticonderoga

Rural vacant land.

Tax Map: 139.3-2-3.210

Size: 0.77+/- Acres

Full Market Value: \$27,600

Sch. District: Ticonderoga CSD

Inspection: Vacant Land. Drive by anytime.



#77 - NYS Route 74, Town of Ticonderoga

Rural vacant land. Adjacent to Lot #75.

Tax Map: 139.3-2-3.220

Size: 0.67+/- Acres

Full Market Value: \$700

Sch. District: Ticonderoga CSD

Inspection: May not have road frontage.

**#78 - 62 Alexandria Ave, Town of Ticonderoga**

One family, 1 story, cottage style, built 1950+/-, 678+/- sq. ft., 1BR/1BA, porch.

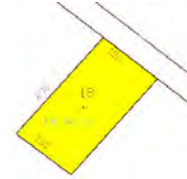
Tax Map: 150.11-2-18.000

Size: 1.00+/- Acres

Full Market Value: \$69,100

Sch. District: Ticonderoga CSD

Inspection: See web for showing schedule.

**#79 - 128 Burgoyne Rd, Town of Ticonderoga**

One family, 2 story, old style, built 1900+/-, 1579+/- sq. ft., 4BR/1BA, porch, garage.

Tax Map: 150.35-6-14.000

Size: 0.70+/- Acres

Full Market Value: \$50,500

Sch. District: Ticonderoga CSD

Inspection: See web for showing schedule.

**#80 - 34 Wiley St, Town of Ticonderoga**

Apartment, 3 story, built 1942+/-, 5568+/- sq. ft., porches.

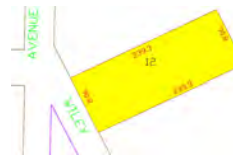
Tax Map: 150.35-8-12.000

Size: 0.50+/- Acres

Full Market Value: \$290,000

Sch. District: Ticonderoga CSD

Inspection: Occupied, Drive by anytime.

**#81 - 15 Wayne Ave, Town of Ticonderoga**

One family, 2 story, old style, built 1900+/-, 1624+/- sq. ft., 4BR/1.5BA, porch, shed. Adjacent to Lot #82.

Tax Map: 150.42-3-15.025

Size: 0.19+/- Acres

Full Market Value: \$92,800

Sch. District: Ticonderoga CSD

Inspection: Occupied, Drive by anytime.

**#82 - George St, Town of Ticonderoga**

Vacant with improvement. Adjacent to Lot #81.

Tax Map: 150.42-3-25.100

Size: 0.23+/- Acres

Full Market Value: \$200

Sch. District: Ticonderoga CSD

Inspection: May not have road frontage.

**#83 - 149 Lord Howe St, Town of Ticonderoga**

One family, 1.5 story, old style, built 1900+/-, 969+/- sq. ft., 2BR/1BA, porch.

Tax Map: 150.42-6-9.000

Size: 0.20+/- Acres

Full Market Value: \$26,300

Sch. District: Ticonderoga CSD

Inspection: Drive by anytime.

**#84 - 95 Grace Ave, Town of Ticonderoga**

Two family, 2 story, old style, built 1910+/-, 2581+/- sq. ft., 5BR/2BA, porch.

Tax Map: 150.43-1-10.000

Size: 0.15+/- Acres

Full Market Value: \$81,900

Sch. District: Ticonderoga CSD

Inspection: See web for showing schedule.

**#85 - 36 Overlook Dr, Town of Ticonderoga**

One family, 1.5 story, old style, built 1880+/-, 1324+/- sq. ft., 4BR/1BA, porch, shed.

Tax Map: 150.44-2-5.001

Size: 0.10+/- Acres

Full Market Value: \$52,200

Sch. District: Ticonderoga CSD

Inspection: Drive by anytime.

**#86 - 31 Amherst Ave, Town of Ticonderoga**

One family, 2 story, old style, built 1911+/-, 2194+/- sq. ft., 4BR/1.5BA, porch, garage.

Tax Map: 150.51-2-2.000

Size: 0.50+/- Acres

Full Market Value: \$164,500

Sch. District: Ticonderoga CSD

Inspection: Occupied, Drive by anytime.



#87 - 79 Champlain Ave, Town of Ticonderoga

One family, 2 story, old style, built 1925+/-, 2200+/- sq. ft., 4BR/1BA, porch, garage.

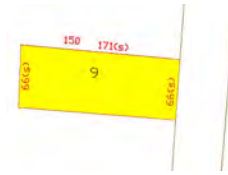
Tax Map: 150.51-3-9.000

Size: 0.30+/- Acres

Full Market Value: \$101,500

Sch. District: Ticonderoga CSD

Inspection: Occupied, Drive by anytime.

**#88 - 20 Defiance St, Town of Ticonderoga**

One family, 1 story, manufactured housing style, built 1986+/-, 960+/- sq. ft., 3BR/1BA, porch, garage.

Tax Map: 150.51-5-9.000

Size: 0.40+/- Acres

Full Market Value: \$48,600

Sch. District: Ticonderoga CSD

Inspection: Occupied, Drive by anytime.

**#89 - Abercrombie St, Town of Ticonderoga**

Residential vacant land.

Tax Map: 150.59-6-33.000

Size: 0.10+/- Acres

Full Market Value: \$600

Sch. District: Ticonderoga CSD

Inspection: May not have road frontage.

**#90 - 32 Outlet Dr, Town of Ticonderoga**

Manufactured housing.

Tax Map: 150.67-4-7.000

Size: 0.40+/- Acres

Full Market Value: \$28,000

Sch. District: Ticonderoga CSD

Inspection: Drive by anytime.

**#94 - Sunset Dr, Town of Willsboro**

Residential vacant land. Adjacent to Lot #95. Waterfront on Boquet River.

Tax Map: 30.16-1-11.100

Size: 7.00+/- Acres

Full Market Value: \$29,600

Sch. District: Willsboro Central CSD

Inspection: May not have road frontage.

**#95 - 1183 Sunset Dr, Town of Willsboro**

One family, 1 story, manufactured housing style, built 1966+/-, 960+/- sq. ft., 3BR/1BA, porch. Adjacent to Lot #94.

Tax Map: 30.16-1-11.200

Size: 0.35+/- Acres

Full Market Value: \$26,100

Sch. District: Willsboro Central CSD

Inspection: Drive by anytime.

**#96 - 26 Mill Ln, Town of Willsboro**

Manufactured housing. Waterfront on Boquet River.

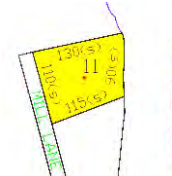
Tax Map: 31.9-3-11.000

Size: 0.30+/- Acres

Full Market Value: \$15,700

Sch. District: Willsboro Central CSD

Inspection: Drive by anytime.

**#97 - 3760 Main St, Town of Willsboro**

Converted residence, 2 story, built 1953+/-, 5088+/- sq. ft., porch

Tax Map: 31.13-4-43.000

Size: 0.60+/- Acres

Full Market Value: \$35,000

Sch. District: Willsboro Central CSD

Inspection: Drive by anytime.

**#98 - Haselton Rd, Town of Wilmington**

Private forest. Waterfront on Big Brown Brook.

Tax Map: 16.2-1-13.000

Size: 103.00+/- Acres

Full Market Value: \$72,200

Sch. District: Ausable Valley CSD

Inspection: May not have road frontage.

**#99 - 37 Bruce Hare Way, Town of Wilmington**

Manufactured housing.

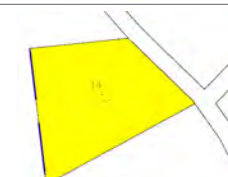
Tax Map: 16.19-4-14.000

Size: 3.00+/- Acres

Full Market Value: \$51,000

Sch. District: Ausable Valley CSD

Inspection: Drive by anytime.



Essex County Properties



AUCTION TERMS AND CONDITIONS

INTERNET TERMS (in addition to standard terms below):

1. **Registration.** All bidders are required to register and provide suitable I.D. (photocopy acceptable) prior to the auction. Auctioneer reserves the right to decline registration if I.D. produced is not sufficient. A copy of the bidder's valid driver's license or passport with the bidder's notarized signature on the same page must be provided to the auctioneer. **NO EXCEPTIONS.**
2. **Bidder approval for internet.** Download the "Internet Bidder Registration Packet" by visiting the Essex County webpage at: www.NYSAuctions.com. Complete all required information areas where indicated by printing or signing legibly and return to the office of the auctioneer/broker no later than 4:00PM on Monday, August 28, 2017, to be approved to bid online for this auction. **NO EXCEPTIONS.**
3. **INTERNET BIDDING** through our Provider is offered as a service to our customers, and bidders shall not hold Essex County and/or Absolute Auctions & Realty, Inc., responsible for any failure due to the loss of the internet connection supplied to Absolute Auctions & Realty, Inc., by the Provider.

STANDARD TERMS:

1. **ALL SALES ARE SUBJECT TO APPROVAL BY THE ESSEX COUNTY BOARD OF SUPERVISORS, WHICH SHALL HAVE THE RIGHT, IN THE BOARD'S SOLE DISCRETION, TO REJECT ANY BID FOR ANY REASON WHATSOEVER.**
2. All bidders are required to register and provide suitable personal identification prior to the auction. The auctioneer reserves the right to decline registration if identification is not sufficient. Individuals acting on behalf of others, not in attendance at the auction, must produce a "Power of Attorney" duly executed and notarized. Entities such as corporations, limited partnerships, limited liability companies, etc. are required to provide AT REGISTRATION: 1) a copy of the state entity incorporation filing receipt, 2) EIN number and 3) a corporate resolution duly embossed with incorporation seal authorizing the registrant to purchase real property for said entity.
3. All bidders are required to use the bidder number issued to them for all purposes associated with the auction.
4. No former owner of the property, nor his/her/its agent or relative, shall be permitted to bid on the property or purchase same at the public auction, unless: (a) the amount bid exceeds the amount of tax arrears plus any other debts due the County (i.e., Social Services liens); and (b) the former owner(s), or his/her/its agent or relative, reaffirms all liens against the property which existed prior to the foreclosure and were extinguished thereby, with the deed to be signed by the former owner(s) and include language reaffirming and reinstating said liens.
5. At the time of registration, each bidder shall be required to execute a copy of these terms and conditions of sale. By executing these terms and conditions of sale, bidder: (a) Certifies that he/she/it is not representing or acting as proxy for the former owner(s) of the property against whom Essex County foreclosed, or anyone previously prohibited from participation in auctions, and has no intent to defraud Essex County of the unpaid taxes, assessments, penalties and charges which have been levied against the property; and (b) warrants, represents and agrees that neither such bidder nor such bidder's successors or assigns shall convey the property to the former owner(s) against whom Essex County foreclosed within 60 months subsequent to the auction date, and that if such conveyance occurs such bidder may be found to have committed a fraud and will be subject to all penalties authorized by law therefore; and (c) agrees to the inclusion in the Quit claim deed from Essex County of a clause providing for an automatic reversion of title to such property to Essex County upon the event of a conveyance or attempted conveyance of any interest in said property to the former owner(s) or relative thereof within said 60 month period.
6. In the event that the successful high bidder refuses or fails to consummate purchase of any parcel at an auction, the second highest bidder of that parcel shall be offered the opportunity to purchase the parcel at the amount of the second highest bid plus the buyer's premium, closing costs/fees, and such other amounts as are due under these terms and conditions of sale.
7. Upon being declared the high bidder on a parcel, the Purchaser will immediately go to the contract table and execute the Contract of Sale and remit the **required deposit** of the greater of \$1,000.00 or 25% of the total of the bid amount plus buyer's premium, the same to be held by Essex County pending closing. If the total purchase price is \$1,000.00 or less (a total of the bid amount, plus buyer's premium plus all other required closing fees/costs/expenses), the total purchase price must be paid at the auction. **All deposits must be made in credit card (MasterCard, VISA or Discover), cash, or guaranteed funds (bank check/teller check/cashier check/money order) payable to the "Essex County Treasurer" and drawn on banks insured by the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Association (NCUA). No exceptions. Wire transfers will not be accepted. The County Treasurer will refund overage of a deposit made once the funds have cleared, or apply said sum to the balance owing on the total purchase price.** Purchaser(s) paying by credit card(s) understand and agree(s) that all deposits collected by credit card(s) will be turned over to the Essex County Treasurer. The Purchaser paying by credit card(s) agrees that they shall NOT attempt a chargeback on their credit card(s)

AUCTION TERMS AND CONDITIONS

used in this/these transaction(s) for any reason whatsoever. In such event that a chargeback is initiated by Purchaser and that such attempt is upheld in favor of Auctioneer/Essex County, Purchaser agrees and authorizes to compensate Auctioneer with a \$750.00 recovery fee as a new charge to their credit card(s) without requiring additional Purchaser signature(s). Failure to pay such recovery fee will result in collection action against said Purchaser(s).

8. IF ANY INDIVIDUAL, CORPORATION, LIMITED LIABILITY COMPANY OR ANY OTHER ENTITY OWES ANY OUTSTANDING AND ANY DELINQUENT REAL PROPERTY TAXES TO ESSEX COUNTY ON ANY OTHER PARCELS OF REAL PROPERTY, THOSE DELINQUENT TAXES MUST BE PAID IN FULL PRIOR TO THE AUCTION OF THE PROPERTIES. NO SUCH ENTITIES SHALL BE ALLOWED TO BID AT THE AUCTION IF SUCH OUTSTANDING AND DELINQUENT TAXES ARE UNPAID.

9. The purchaser shall be solely responsible for the payment of an eleven percent (11%) buyer's premium of the bid amount (1% buyer's premium discount for cash or guaranteed funds). Purchaser shall also be solely responsible for an advertising fee of 1.5% of the bid amount, in addition to all other required closing fees/costs/expenses.

10. No selective closings shall be allowed or permitted subsequent to the auction, and therefore all parcels for which a person or entity is the successful bidder must be paid in full at the time of closing. Failure to remit full payment on all parcels for which a person or entity is the successful bidder shall constitute a material breach by such person or entity of each and every purchase/sale agreement to which he/she/it is a party arising from the auction and shall result in an automatic forfeiture to the County of any deposits paid.

11. The entire balance of the bid amount plus the buyer's premium, advertising fee and all other required closing fees/costs/expenses as set forth at paragraph 9 shall be paid by certified check, cashier's check, money order or cash, and the closing shall take place on or before **September 29, 2017** of the essence in the closing of the sale of each parcel sold by this auction. **The County is not required to send further notice to a purchaser. If the purchaser fails to pay the balance of the total contract price plus closing costs and fees as herein provided, the deposit shall be forfeited. The County reserves the right to bring an action for specific performance. "Time is of the essence."**

12. All real property, including any buildings and improvements thereon, are sold "AS IS" and without any representation or warranty whatsoever as to condition or title, and subject to: (a) any state of facts an accurate survey or personal inspection of the premises would disclose (b) applicable zoning/land use/building regulations; (c) federal taxes, liens, and judgments other than those which have been released or satisfied (d) easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the tax the non-payment of which resulted in the tax sale in which Essex County acquired title; and (e) all outstanding school and village taxes, water rents and assessments, and sewer rents and assessments, without proration whatsoever.

13. It is and shall be the sole responsibility of each bidder and/or purchaser to search title and determine its suitability and/or marketability, including but not limited to whether any parcel is: situated in an Agricultural District and subject to the provisions of law applicable thereto; is subject to and/or in violation of any rule, regulation, requirement or permit of the Adirondack Park Agency or any other governmental agency having jurisdiction thereof; is subject to easements, covenants or conditions of record; etc.

14. Bidder acknowledges receipt of the pamphlet entitled "Protecting Your Family From Lead in Your Home", and waives the right to conduct a risk assessment or inspection of the premises for the presence of lead-based paint, lead-based paint hazards, mold, asbestos or any other hazardous substances prior to the auction sale.

15. Conveyance shall be by Quit claim deed only, containing a description of the property as it appeared on the tax roll for the year upon which the County acquired title, to be recorded by the County upon payment in full of the purchase price, buyer's premium, and all other required closing fees/costs/expenses.

16. The closing fees/costs which the purchaser will be required to pay shall consist of: (a) New York State/Essex County Transfer Tax of \$3.00 for each \$500.00 of the purchase/bid price; (b) Filing Fee for the Real Property Transfer Report (RP-5217) of (1) \$125.00 if the property is classified as agricultural, a 1-3 family dwelling, an apartment or condominium, and (2) \$250.00 if the property is otherwise classified (vacant, commercial entertainment, community service, industrial, public service, forest, etc.); (c) Filing Fee of \$5.00 for the combined Gains Transfer Tax Affidavit (TP-584); (d) Deed Recording Fee of \$45.00 plus \$5.00 per page; (e) all other fees and surcharges required by the Essex County Clerk for recording of the deed.

17. Subject to paragraph 1 above, all sales shall be final, absolute and without recourse, and in no event shall Essex County or Absolute Auctions & Realty, Inc., their respective officers or employee(s), be or become liable for any defects in title for any cause whatsoever; and no claim, demand or suit of any nature shall exist in favor of the purchaser, its heirs, successors or assigns, against Essex County and/or Absolute Auctions & Realty, Inc. arising from this sale.

18. If a declared high bidder at the auction leaves the auction without properly making the required down payment, or fails

AUCTION TERMS AND CONDITIONS

to complete the purchase of any parcel which such bidder has agreed to purchase, he/she/it will be prohibited from participating at future auctions held by Essex County and/or Absolute Auctions & Realty, Inc. Essex County reserves the right to enforce any and all legal rights it may have against such bidder should either occur.

19. Essex County acquired title to these properties in accordance with Article 11 of the Real Property Tax Law of the State of New York, and all known rights of redemption under said provisions of law have been extinguished by the tax sale proceedings.

20. No personal property is included in the sale of any of the parcels owned by Essex County. The disposition of any personal property located on any parcel sold shall be the sole responsibility of the successful purchaser following the closing of sale.

21. All informational tools, such as slides, tax maps, property record cards, etc., are for identification purposes only and are neither a guarantee nor a warranty as to location, dimensions, parcel use and/or size, marketability and/or sufficiency of title, or anything else. THE COUNTY MAKES NO WARRANTY, EXPRESS OR IMPLIED, IN CONNECTION WITH THIS SALE.

22. The auctioneer's decision regarding any disputes is final, and the auctioneer reserves the right to reject any bid that is not an appreciable advancement over the preceding id.

23. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.

24. The purchaser shall be solely responsible for the payment of: (a) all taxes levied against the property subsequent to the auction; (b) all school and village taxes, water/sewer rents and assessments levied and unpaid for the current fiscal year of such school and/or village; and (c) all omitted taxes.

25. The successful purchaser on each auction parcel must remove the auction sign within seven (7) days after the recording of the deed.

26. Bidder gives permission for Auctioneer and those acting pursuant to its authority to photograph, video tape, or use any other electronic method of recording my likeness and/or voice to be used at the Auctioneer's discretion in auction-related publications and/or websites.

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 production 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."

Important Disclaimers

Attention prospective bidders: The information set forth in this Bidder's Package is believed to be correct and complete. However, the seller, along with ABSOLUTE AUCTIONS & REALTY, Inc. make no warranties as to the accuracy and completeness of this information.

"Prior to the auction, prospective bidders should make such inspection and investigation as they deem appropriate. If you have not made a prudent inspection and investigation regarding the auction parcel(s), we ask that you DO NOT BID at today's auction."

COUNTY REAL PROPERTY TAX MAPS: These maps were prepared for Tax Administration purposes only. They are not intended to be used in the conveyance of property. There is no guarantee of accuracy or completeness. All information on these maps is subject to such variations and corrections as might result from an accurate instrument survey by a licensed surveyor.

ANNOUNCEMENTS MADE AT THE AUCTION SUPERSEDE ANY PREVIOUSLY PRINTED MATERIAL OR STATEMENTS MADE.

Notice: Upon being declared the successful high bidder, you must immediately go to the contract table, make your deposit, sign your Contract of Sale and closing documents. Please note that you can still bid on additional parcels from the contract table. Thank you.

The NYSAuctions.com Team

SAMPLE REGISTRATION DOCUMENTS



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

New York State Disclosure Form for Buyer and Seller

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.

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

SAMPLE REGISTRATION DOCUMENTS

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.

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

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.

**Absolute Auction
& Realty, Inc.**

This form was provided to me by Susan A. Doyle (print name of licensee) of Absolute Auction & Realty, Inc. (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):



Date:



Date:

SAMPLE REGISTRATION DOCUMENTS

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)  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. 4852(d) 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 Michael G. Diskin, Essex County Treasurer Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____

Agent Susan A. Doyle, Absolute Auction & Realty, Inc. Date _____

Agent _____ Date _____

SAMPLE CONTRACT OF SALE



NYSAuctions.com
45 South Avenue, P.O. Box 1739
Pleasant Valley, NY 12569
800-243-0061

Essex County Tax Foreclosure Auction

CONTRACT OF SALE and RECEIPT OF DEPOSIT

Purchaser: John Q. Public
Address: 1 Main Street
City: Anytown, NY 00000
Phone: 800-292-7653

Bidder Number: 1
Fed ID Number:

Date: 8/30/2017

I hereby agree to purchase the property known as Auction Property No: X located in the Town of Moriah, Tax Map No: XX.XX-X-X and agree to pay the bid price of \$50,000.00 plus the 11% Buyer's Premium of \$5,500.00 together with closing costs, school tax, and village tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract.

It is understood and agreed that the conveyance will be by QUIT CLAIM DEED to be executed subsequent to receipt of all money due in accordance with the TERMS AND CONDITIONS OF SALE.

I have deposited with Essex County Treasurer the sum of \$13,875.00 as a down payment, to apply to the purchase price. Said down payment shall be returned to the PURCHASER forthwith upon notice by Essex County that this offer is not accepted. The deposit shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein.

Buyer: John Q. Public	Buyer:
SS #	SS #
Buyer:	
SS #	

Date	Amount	Type
8/30/17	\$13,875.00	Credit Card

Receipt of \$13,875.00 deposit is hereby acknowledged.

By: _____
Essex County Treasurer

THE FOLLOWING IS FOR OFFICIAL USE ONLY--DO NOT COMPLETE

Recap:

Seller:

The Foregoing offer is:

1. Accepted on _____
2. Rejected on _____

Essex County Treasurer's Office
7551 Court Street
Elizabethtown, NY 12932
PHONE: (518) 873-3317
By: _____
Michael G. Diskin, Essex County Treasurer

Bid Price:	\$50,000.00
Buyers Premium:	\$5,500.00
Surcharge:	n/a
1.5% Advertising Fee (Based on Bid Amount):	\$750.00
School/City/Village Tax:	n/a
Town/County Tax:	n/a
NYS Transfer Tax:	\$200.00
Filing Fee - RP-5217:	\$125.00
County Clerk Fee:	\$55.00
SUB TOTAL:	\$56,630.00
Less Down Payment:	\$13,875.00
Balance Due by: September 29, 2017 in cash or bank check:	\$42,755.00

Payable to Essex County Treasurer. Time is of the essence.

SAMPLE CALCULATIONS OF DEPOSIT DUE AT AUCTION

CREDIT CARD, 11% Buyer's Premium:

Bid amount	\$10,000.00
11% Buyer's Premium	1,100.00
Total contract price:	\$11,100.00
Minimum of \$1,000 or 25% of total contract price (whichever is greater) due at auction:	\$2,775.00

Bid amount	\$800.00
11% Buyer's Premium	88.00
Total contract price:	\$888.00
Minimum of \$1,000 or 25% of total contract price (whichever is greater) due at auction (see below*):	\$1,000.00

CASH/BANK CHECK, 10% Buyer's Premium:

Bid amount	\$10,000.00
10% Buyer's Premium	1,000.00
Total contract price:	\$11,000.00
Minimum of \$1,000 or 25% of total contract price (whichever is greater) due at auction:	\$2,750.00

Bid amount	\$800.00
10% Buyer's Premium	80.00
Total contract price:	\$880.00
Minimum of \$1,000 or 25% of total contract price (whichever is greater) due at auction (see below*):	\$1,000.00

* If your total contract price falls under the minimum due of \$1,000, full payment at auction which will include closing costs and fees are due up to \$1,000. Closing costs may or may not include NYS Transfer tax, filing fee for Real Property Transfer Report, filing fee for combined Gains Transfer Tax Affidavit, County Clerk fee, County surcharge, advertising fee, current taxes due. All fees are outlined in the Terms & Conditions of the Auction.



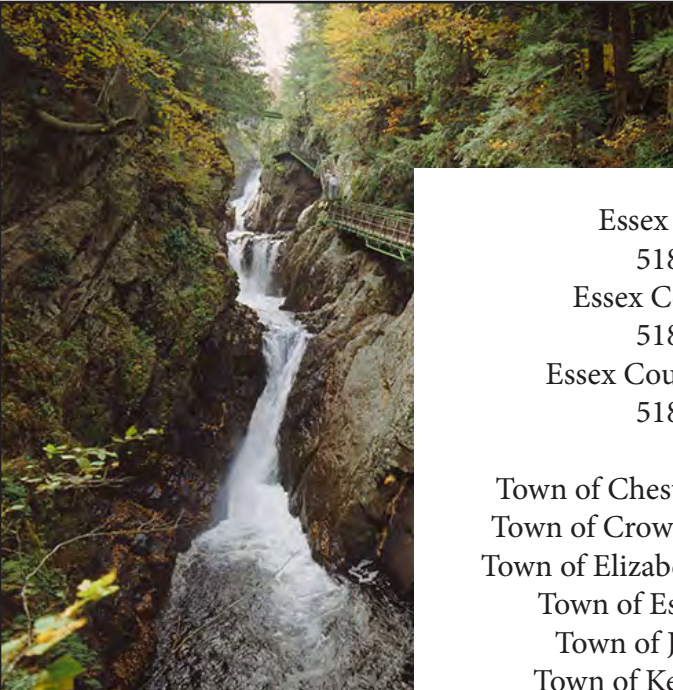
NYSAuctions.com





Essex County, NY

Towns & Villages



Essex County Clerk

518-873-3601

Essex County Treasurer

518-873-3310

Essex County Real Property

518-873-3390

Towns

Town of Chesterfield, 518-834-9041

Town of Crown Point, 518-597-3235

Town of Elizabethtown, 518-873-6555

Town of Essex, 518-963-4287

Town of Jay, 518-647-5595

Town of Keene, 518-576-4444

Town of Lewis, 518-873-6838

Town of Minerva, 518-251-2832

Town of Moriah, 518-546-3341

Town of Newcomb, 518-582-3211

Town of North Elba, 518-523-2162

Town of North Hudson, 518-532-7666

Town of Saint Armand, 518-891-3189 x2

Town of Schroon, 518-532-7737 x12

Town of Ticonderoga, 518-585-6677

Town of Westport, 518-962-8360

Town of Willisboro, 518-963-8933

Town of Wilmington, 518-946-2105

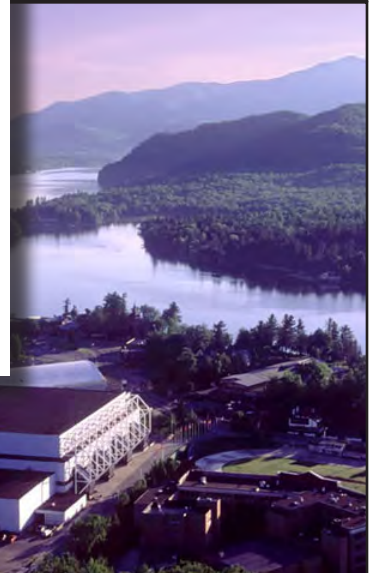
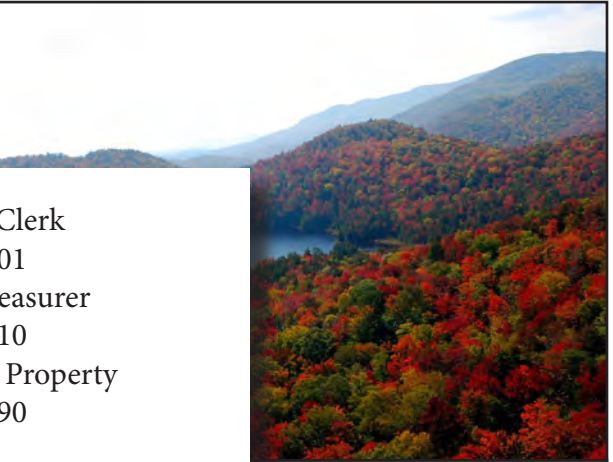
Villages

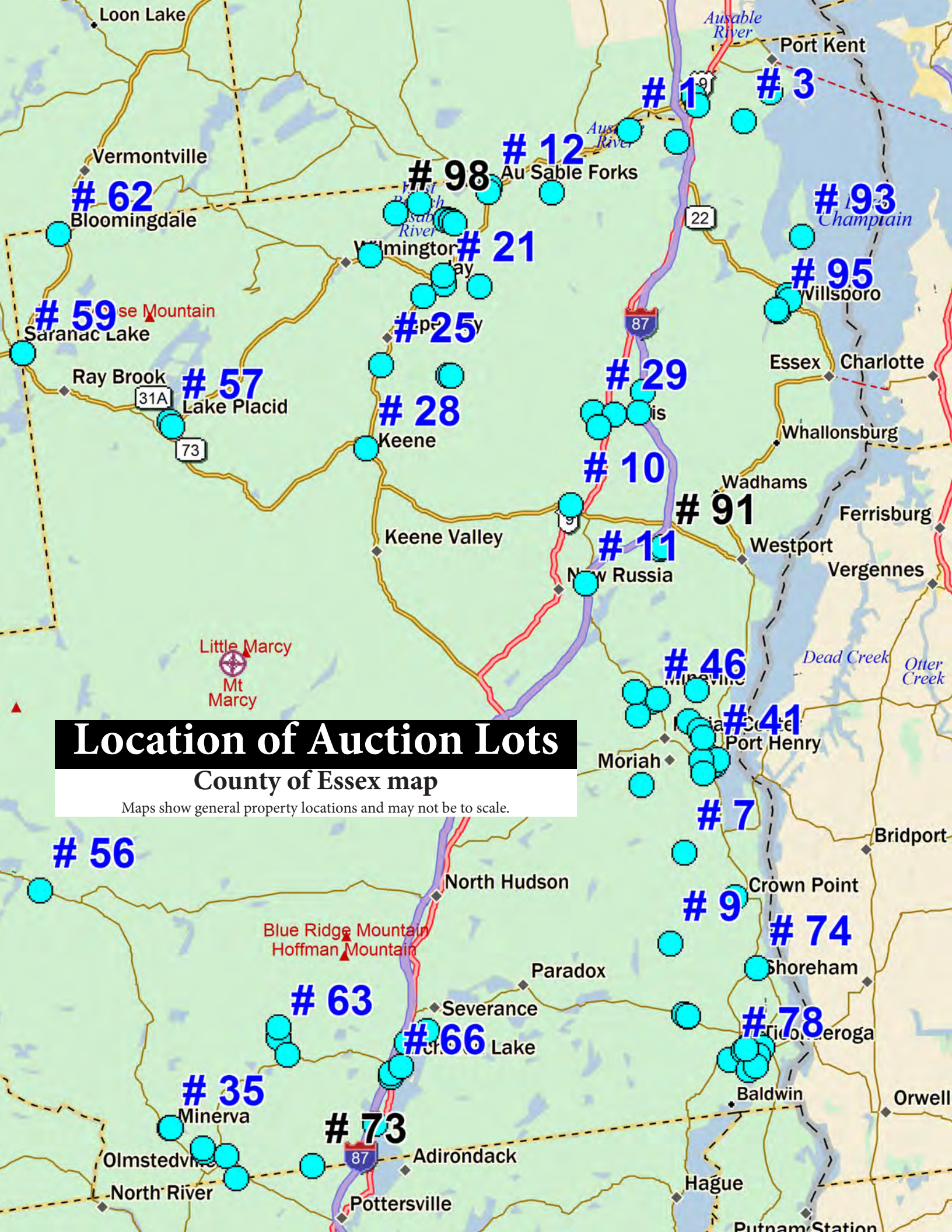
Village of Keesville, 518-834-9059

Village of Lake Placid, 518-523-2583

Village of Saranac Lake, 518-891-4150 x202

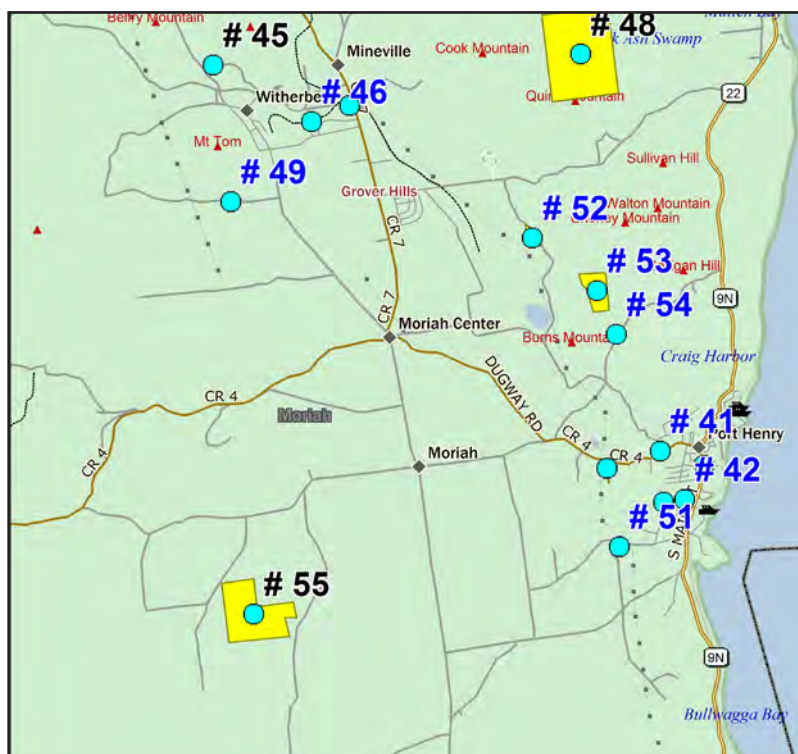
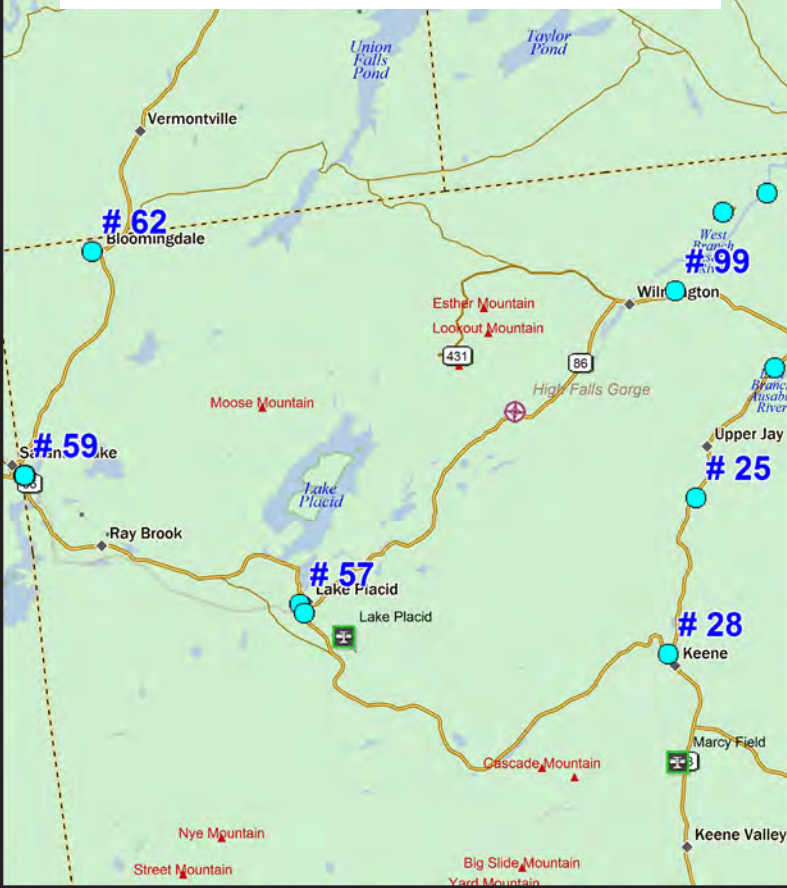
Village of Port Henry, 518-546-9933





NE Essex County area

Maps show general property locations and may not be to scale.



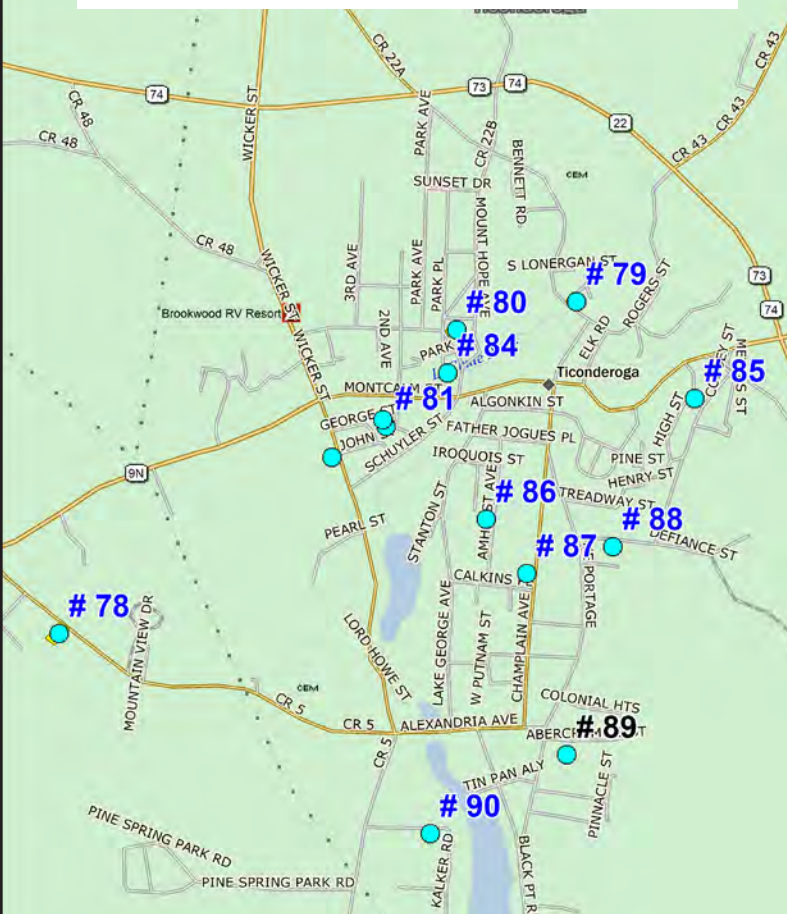
Port Henry area

Maps show general property locations and may not be to scale.



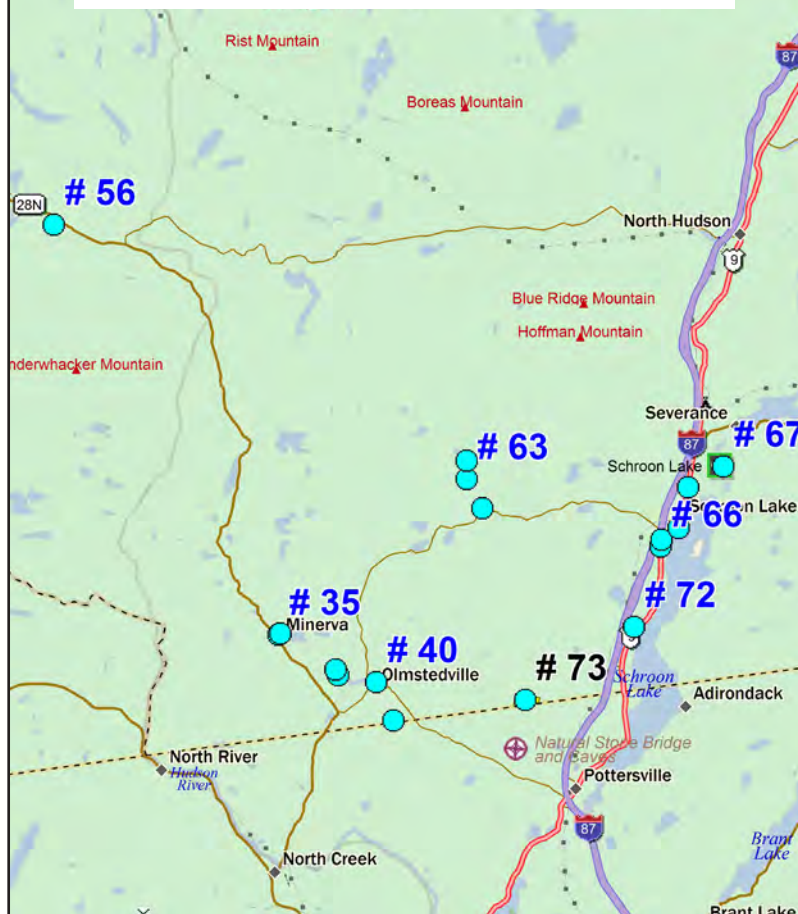
Ticonderoga area

Maps show general property locations and may not be to scale.



Schroon Lake area

Maps show general property locations and may not be to scale.



Auction Information:

EARLY REGISTRATION

Monday, August 28 from 6-7:00PM

BIDDER'S SEMINAR

Monday, August 28 @ 7PM
Best Western Plus, Ticonderoga Inn & Suites
260 Burgoyne Rd, Ticonderoga, NY 12883

This seminar is highly recommended to first time auction attendees.

SHOWING SCHEDULE

Improved, unoccupied properties are shown before the auction. See showing schedule posted to NYSAuctions.com. You agree by attending that you are "inspecting at your own risk" and will not hold the County or the auction company liable in any way.

Do not bring small children or pets.

Bidding Online?

*Live simulcast - Hear Auctioneer
and see bid increments!*

1. Download "Internet Bidding packet" and complete forms as required.
2. Create online account.
3. Visa, MasterCard and Discover downpayment.

Property Information

All property information; Highway Location Maps, Real Property Tax Service (RPS) Pages, Deed Copies, Extra Photos & more are here *FREE*:

NYSAuctions.com

**Going MOBILE?
Use GOOGLE to
locate a parcel:**



- Go to www.NYSAuctions.com
- Click auction parcel number
- A GOOGLE map appears at the bottom of with a location "pin."
- Tap "pin" and GOOGLE Maps will open on your phone or tablet - FREE!

Selling "Together-as-1"

Sometimes, we sell TWO (2) or more adjoining properties together -- all for one price. If you are the highest bidder, you will get all parcels for one bid amount.

NOTE: When adjoining parcels are in separate towns and we are offering the "Choice" or "Together As-1" buying opportunity, the grouping will be sold at the highest lot number appearing in the catalog for that group. Example: "Lot 21 and Lot 68" will be sold when the auction gets to lot number 68. Watch the auction day slideshow for additional announcements.

Selling "Choice"

Usually, properties are sold one at a time in numerical order, but sometimes it makes more sense to give people a "choice," especially with adjoining parcels. If so then:

1. Two or more properties are placed on the auction block at the same time.
2. The high-bidder has earned the right of "choice," and selects which parcel they want or even how many they want. (Useful when there are several adjacent lots)
3. If the highest-bidder says, "I want both parcels" then that purchaser would buy both of these separate parcels and pay TWICE their bid amount. (For example, if they bid \$8,000.00, the transaction would be recorded as $\$8,000 \times 2 = \$16,000$ total).
4. If the highest-bidder only wants 1 of the parcels, they would simply pick which one they wanted and pay \$8,000.
5. We will review "Choice" and "As-1" at the event.



AUCTIONS & REALTY, INC.
PO Box 1739
Pleasant Valley, NY 12569

FIRST
CLASS
MAIL

TIME DATED AUCTION NOTICE



Essex County Properties

*Lots, acreage, camps, homes
& commercial properties*

REAL ESTATE AUCTIONS

Please visit our web site at www.NYSAuctions.com to view our list of upcoming auctions, this auction brochure, Property Information Packages and updated auction information.

Mark the date!



Otsego County



Essex County



Greene County



Madison County



Dutchess County



Fulton County



Hamilton County



Orange County



City of Peekskill



Essex County #2

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