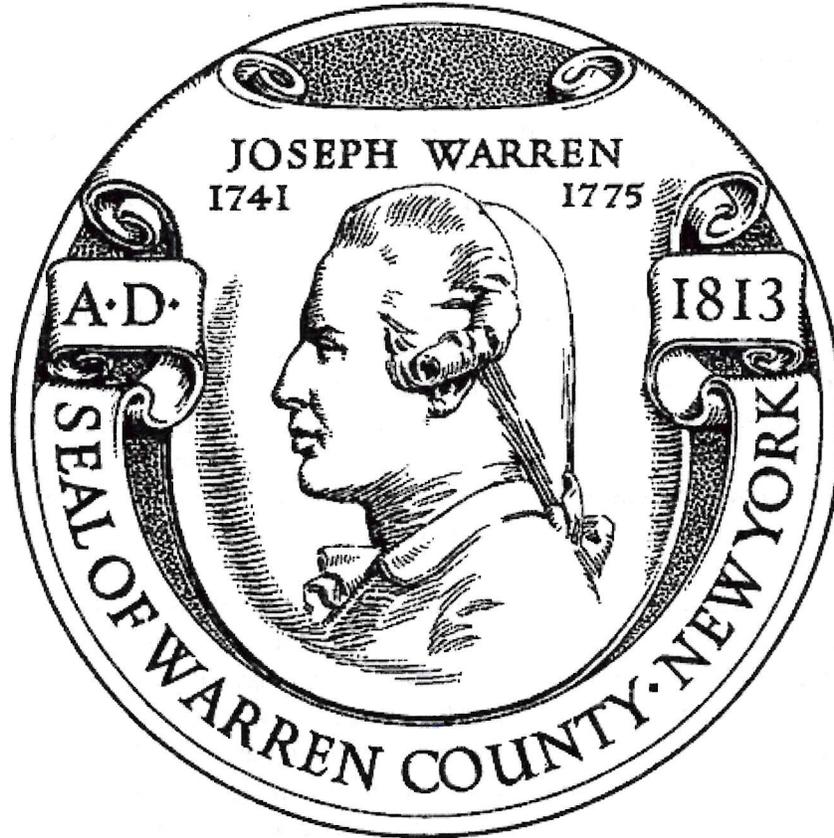


LIVE PUBLIC AUCTION

WARREN COUNTY REAL ESTATE



**Saturday October 21, 2023
at 10:00 AM**

Registration begins at 8:00 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

WARREN COUNTY REAL ESTATE AUCTION 2023
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 **2023**. 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 1st 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.

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 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: 10/21/2023

Date: 10/21/2023

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

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

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 RJ Klisiewicz III (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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's agent | <input type="checkbox"/> Buyer's agent |
| <input checked="" type="checkbox"/> Broker's agent | <input type="checkbox"/> Broker's agent |
| <input type="checkbox"/> Dual agent | |
| <input type="checkbox"/> 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

Print Name(s) 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.

Signature 1 (I) (We) _____ acknowledge receipt of a copy of this disclosure

form: signature of { } Buyer(s) and/or { } Seller(s):

Signature 2

Date:

10/21/2023

Date:

10/21/2023

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.

Sign &
Date

Seller	Date	Seller	Date
	10/21/2023		10/21/2023
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing and Anti-discrimination Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing and Anti-discrimination Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Russ Scherrer (print name of Real Estate Salesperson/
Broker) of Auctions International (print name of Real Estate company, firm or brokerage)

→ **Print Name(s)**
(I)(We) _____

Buyer (Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer (Tenant/Seller/Landlord) Signature _____ **Signature** _____ **Date** 10/21/2023

Buyer (Tenant/Seller/Landlord) Signature _____ **Signature 2** _____ **Date**: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Chester
SWIS: 522400
Tax ID: 35.2-1-50
Address: 170 Stone Bridge Rd
Property Class: 210 - 1 Family Res
School District: North Warren
Total Acreage/Size: 0.46
Land Assessment: 2023 - \$22,500
Total Assessment: 2023 - \$93,500
Full Market Value: 2023 - \$102,700

Building Style: Manuf'd Housing
Number of Baths: 1 (Full)
Number of Bedrooms: 2
Number of Kitchens: 1
Year Built: 1960
Basement Type: Slab/pier

Sewer Type: Private
Water Supply: Private
Utilities: Electric
Heat Type: Hot air
Fuel Type: Oil

Directions & Description

Single story tan house with green shutters, mailbox clearly marked 170.



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 FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Hague
SWIS: 522600
Tax ID: 59.8-1-9
Address: 171 Split Rock Rd
Property Class: 210 - 1 Family Re
School District: Ticonderoga
Total Acreage/Size: 2.51
Land Assessment: 2023 - \$35,000
Total Assessment: 2023 - \$132,000
Full Market Value: 2023 - \$132,000

Building Style: Old style
Number of Baths: 1 (Full) - 1(Half)
Number of Bedrooms: 3
Number of Kitchens: 1
Year Built: 1940
Basement Type: Full

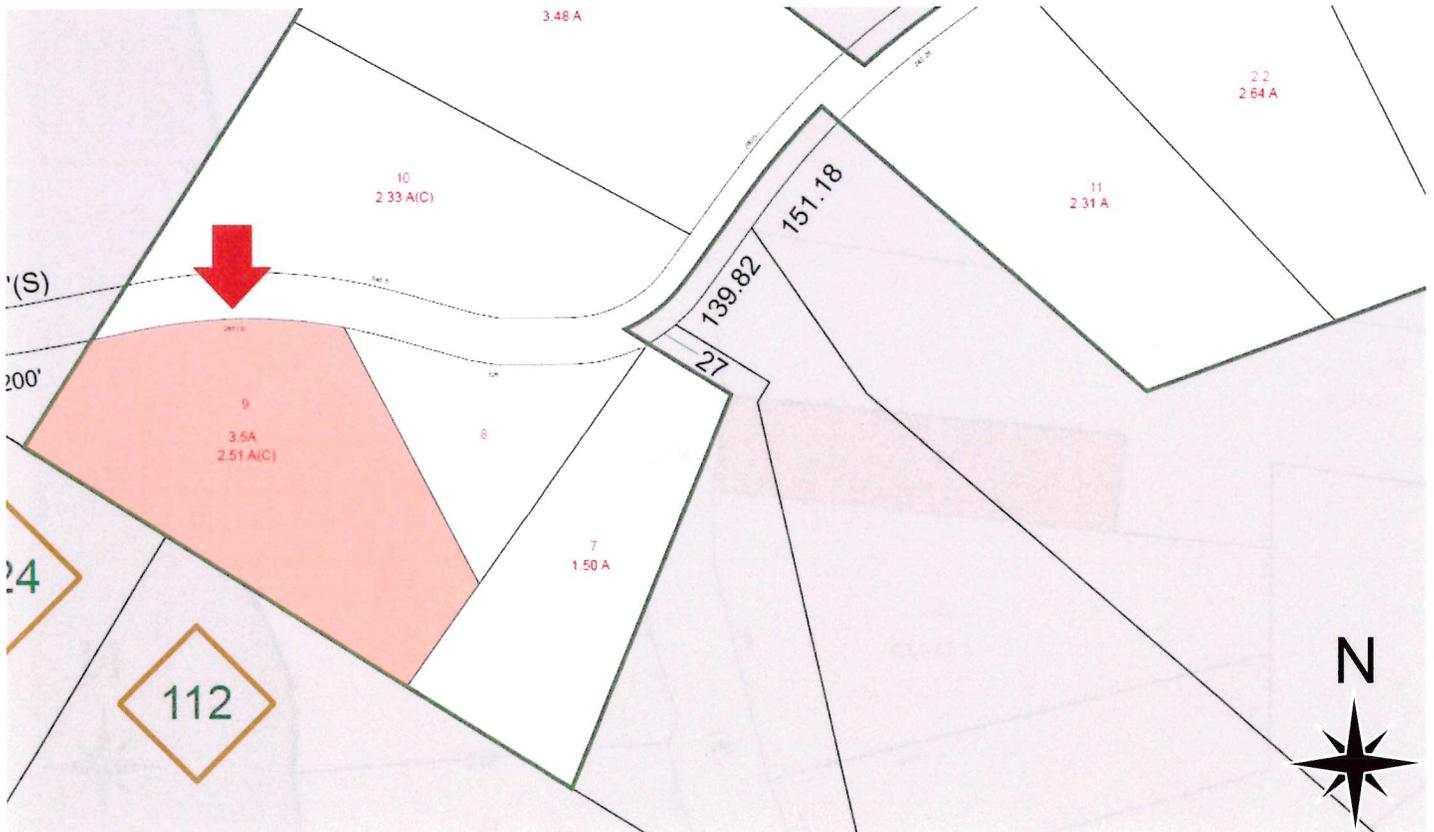
Sewer Type: Private
Water Supply: Private
Utilities: Electric
Heat Type: Hot air
Fuel Type: Oil

Directions & Description

2 story brown house, mailbox clearly marked 171.



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 FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Hague
SWIS: 522600
Tax ID: 76.20-1-24
Address: 8121 Lakeshore Dr
Property Class: 210 - 1 Family Res
School District: Ticonderoga
Total Acreage/Size: 0.54
Land Assessment: 2023 - \$236,000
Total Assessment: 2023 - \$347,000
Full Market Value: 2023 - \$347,000

Building Style: Old style
Number of Baths: 1 (Full)
Number of Bedrooms: 4
Number of Kitchens: 1
Year Built: 1950
Basement Type: Partial

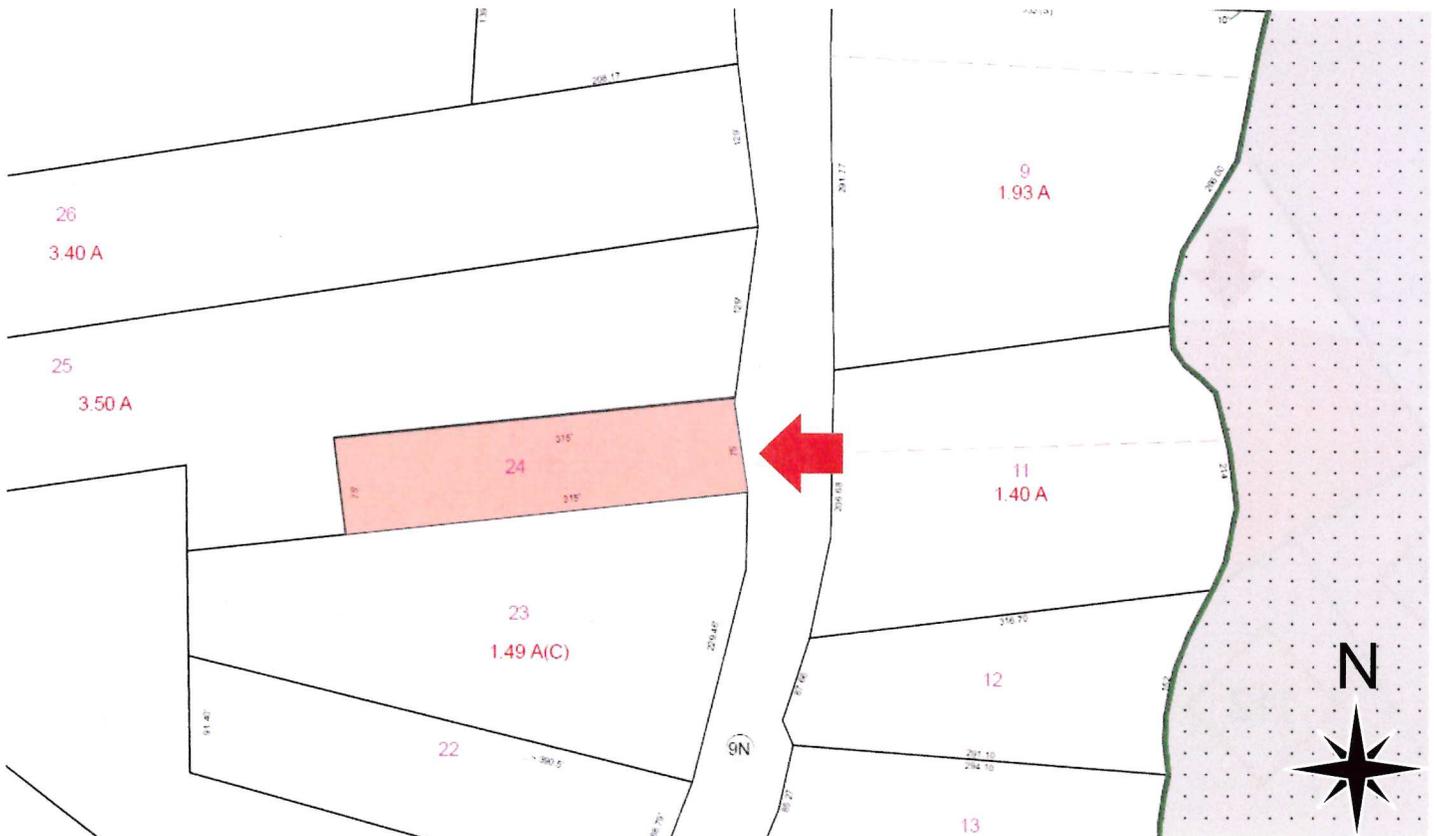
Sewer Type: Private
Water Supply: Private
Utilities: Electric
Heat Type: Hot wtr/stm
Fuel Type: Oil

Directions & Description

2 story yellow house, mailbox clearly marked
8121.



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 FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Horicon
SWIS: 522800
Tax ID: 39.-1-16.2
Address: Palisades Rd
Property Class: 311 - Res vac land
School District: North Warren
Total Acreage/Size: 3.39
Land Assessment: 2023 - \$77,000
Total Assessment: 2023 - \$77,000
Full Market Value: 2023 - \$78,550

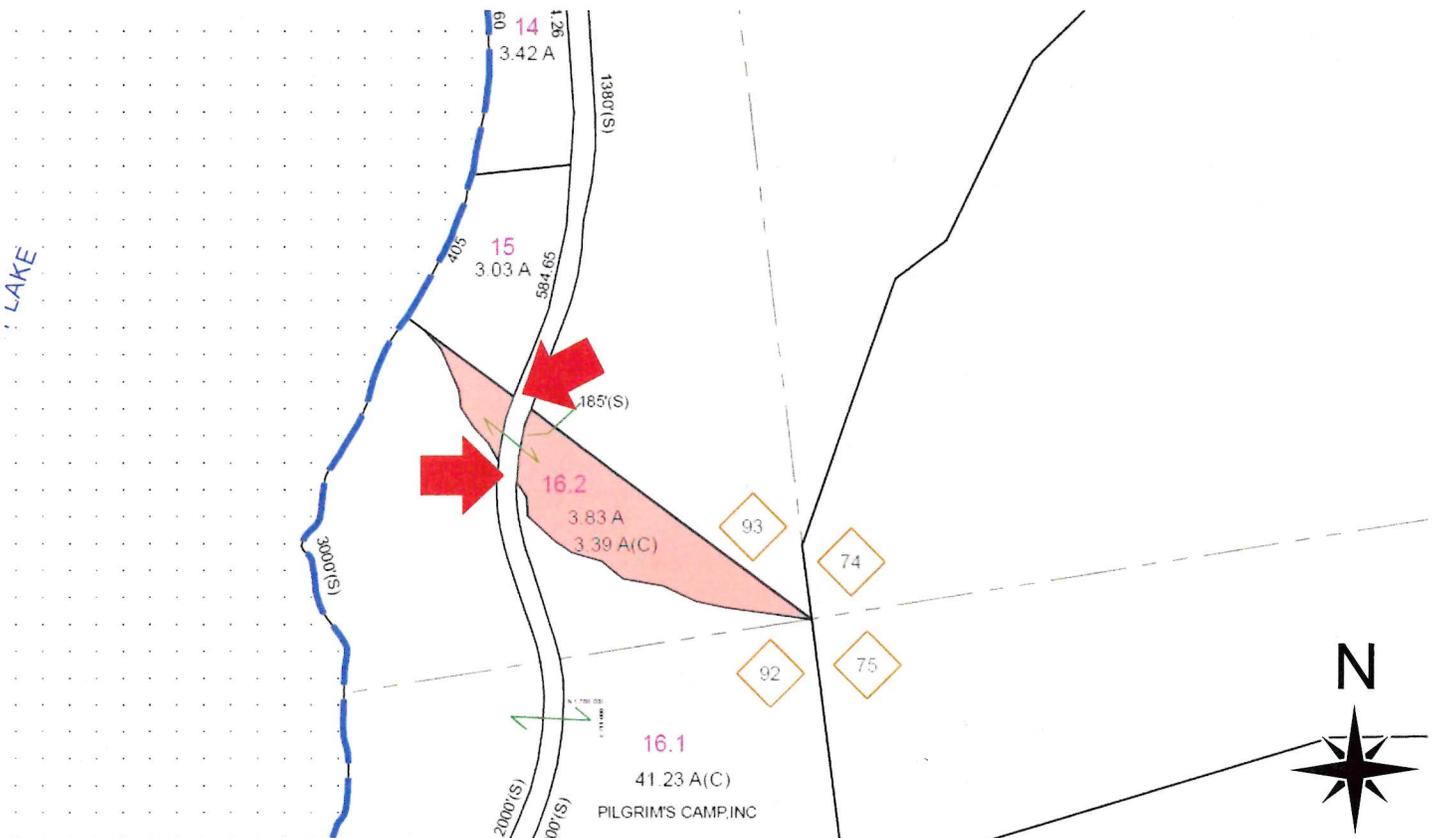
Sewer Type: Private
Water Supply: Private
Utilities: Electric



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

Vacant lot located approx. .6 miles down Palisades Rd from Route 8. Has frontage on both sides of the road.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Horicon
 SWIS: 522800
 Tax ID: 71.16-1-12
 Address: Palisades Rd
 Property Class: 311 - Res vac land
 W - Waterfront
 School District: North Warren
 Total Acreage/Size: 12 x 25
 Land Assessment: 2023 - \$22,500
 Total Assessment: 2023 - \$22,500
 Full Market Value: 2023 - \$22,950

Sewer Type: None
 Water Supply: None
 Utilities: Electric

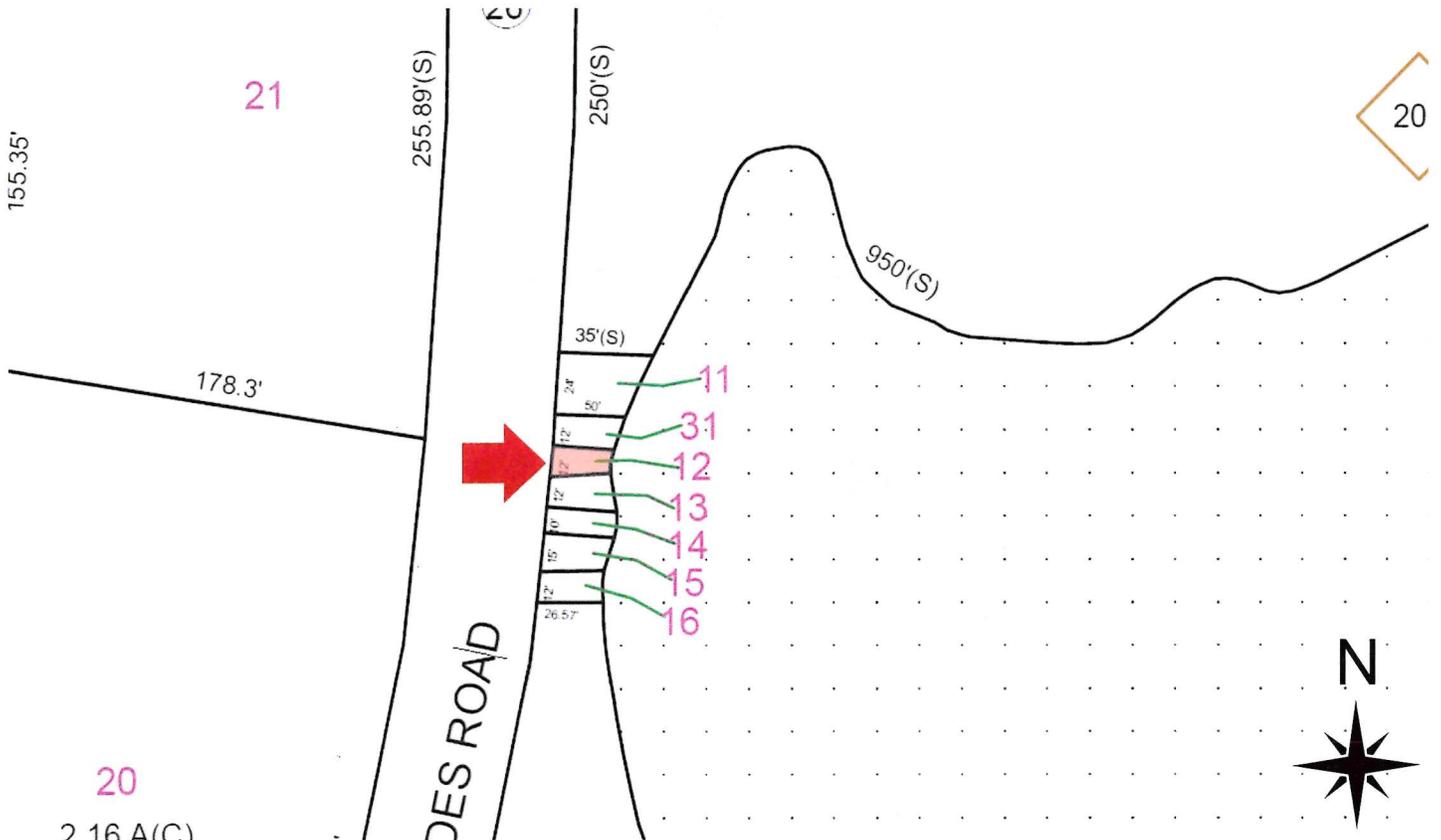


LOT #7

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 across from telephone pole 15. And approx. .2 miles from the Palisades Rd/ Pease Hill Rd Intersection. Located approx. .5 miles down Palisades from Route 8.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Horicon
SWIS: 522800
Tax ID: 89.5-1-2
Address: 164 Duell Hill Rd
Property Class: 260 - Seasonal res
School District: North Warren
Total Acreage/Size: 0.63
Land Assessment: 2023 - \$29,000
Total Assessment: 2023 - \$38,000
Full Market Value: 2023 - \$38,800

Building Style: Cottage
Number of Baths: 1 (Full)
Number of Bedrooms: 3
Number of Kitchens: 1
Year Built: 1940
Basement Type: Slab/pier

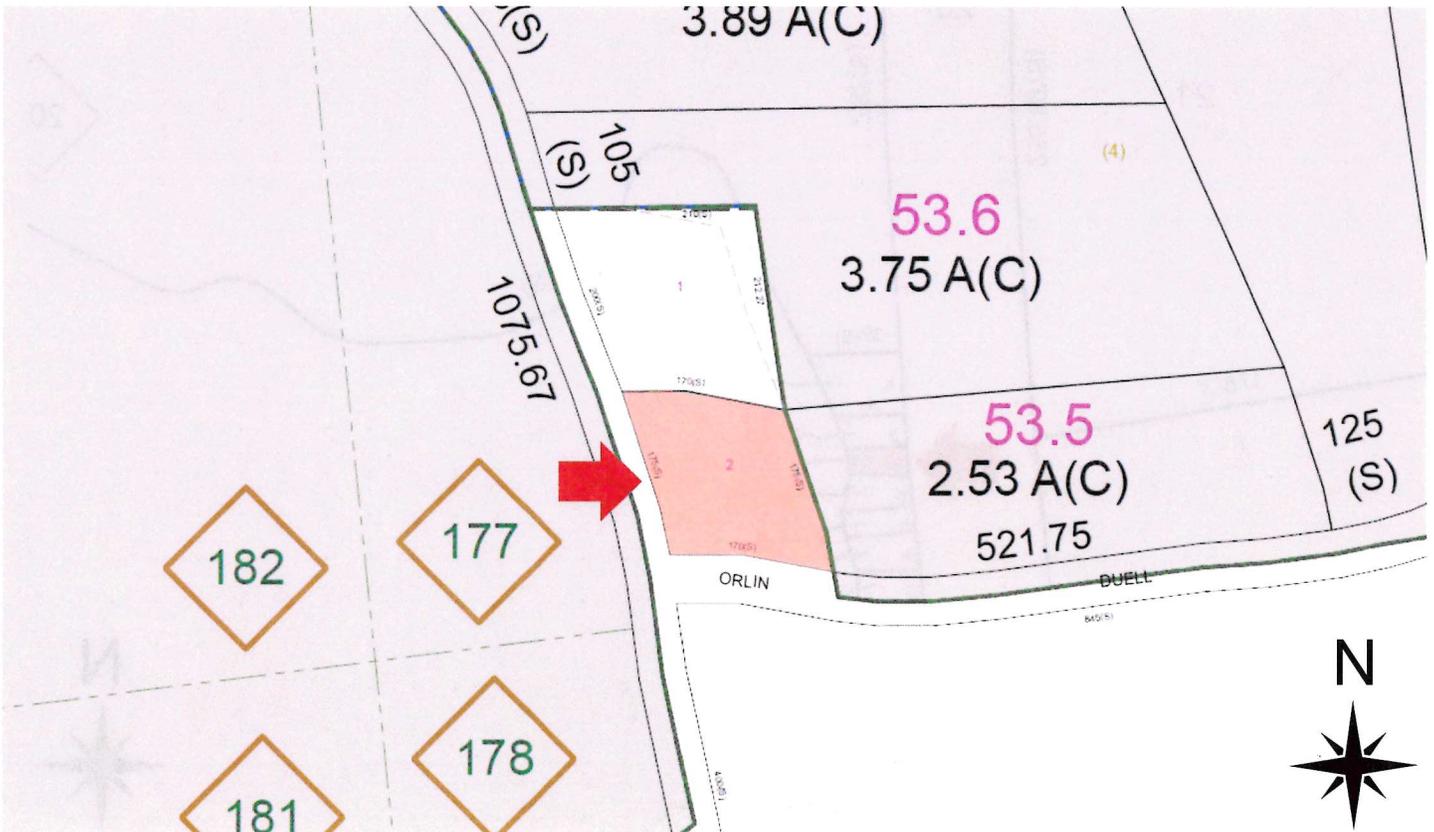
Sewer Type: Private
Water Supply: Private
Utilities: Electric
Heat Type: No central
Fuel Type: None

Directions & Description

Tan cabin in need of repair, that sits back in the woods. Located on the corner of Duell Hill Rd and Orlin Duell Rd



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 FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Horicon
 SWIS: 522800
 Tax ID: 106.-1-23
 Address: Padanarum Rd
 Property Class: 314 - Rural vac<10
 School District: North Warren
 Total Acreage/Size: 3.60
 Land Assessment: 2023 - \$34,400
 Total Assessment: 2023 - \$34,400
 Full Market Value: 2023 - \$35,100

Sewer Type: None
 Water Supply: None
 Utilities: Electric

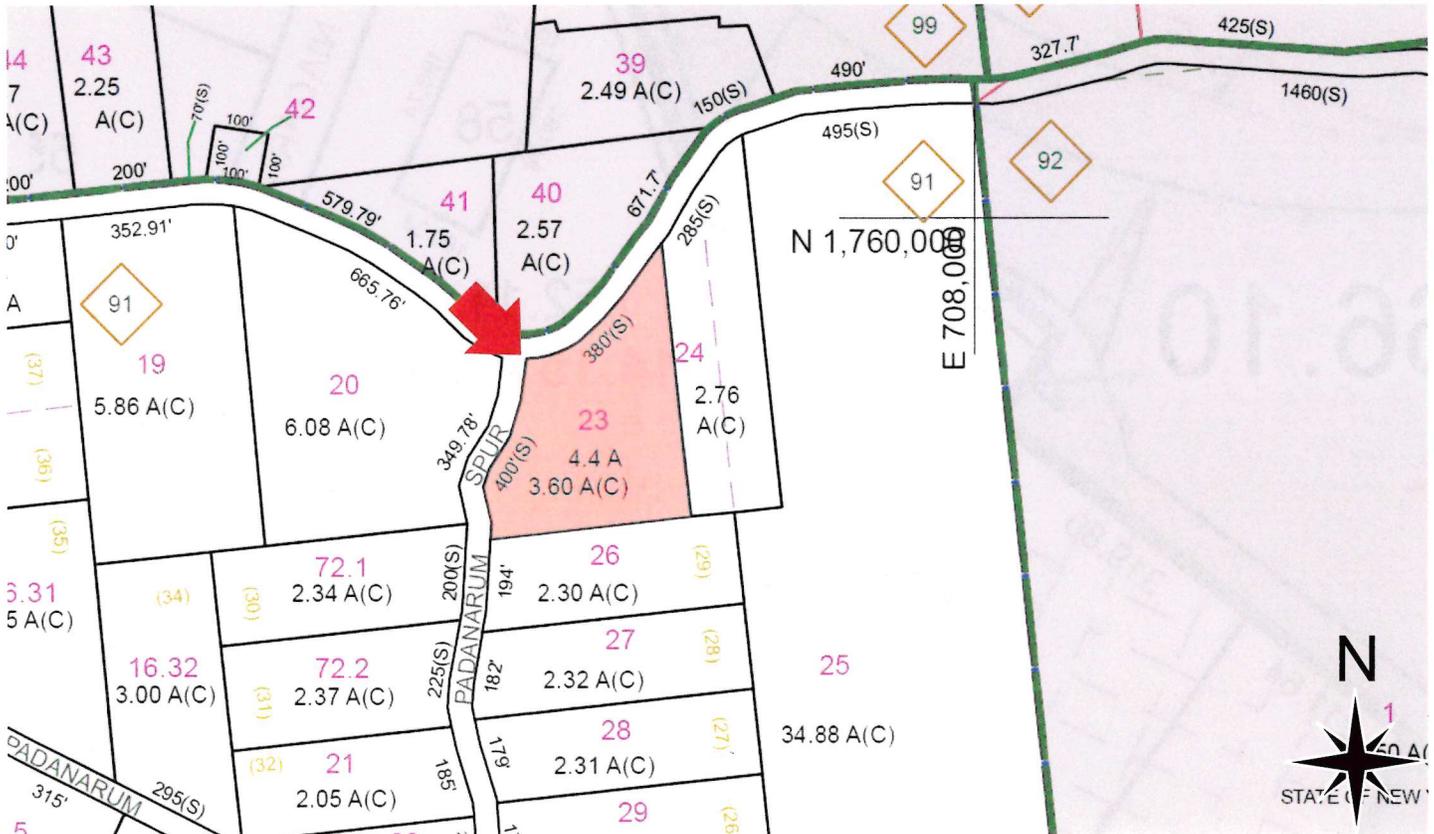


LOT #9

Directions & Description

3+ acre vacant lot at the corner of Padanarum Rd and Padanarum Spur (Woodridge Dr.)

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 FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Johnsburg
SWIS: 523000 Tax ID: 66.-1-60
Address: 14 Combs Rd
Property Class: 270 - Mfg housing
School District: Johnsburg
Total Acreage/Size: 0.32
Land Assessment: 2023 - \$11,200
Total Assessment: 2023 - \$34,300
Full Market Value: 2023 - \$39,900

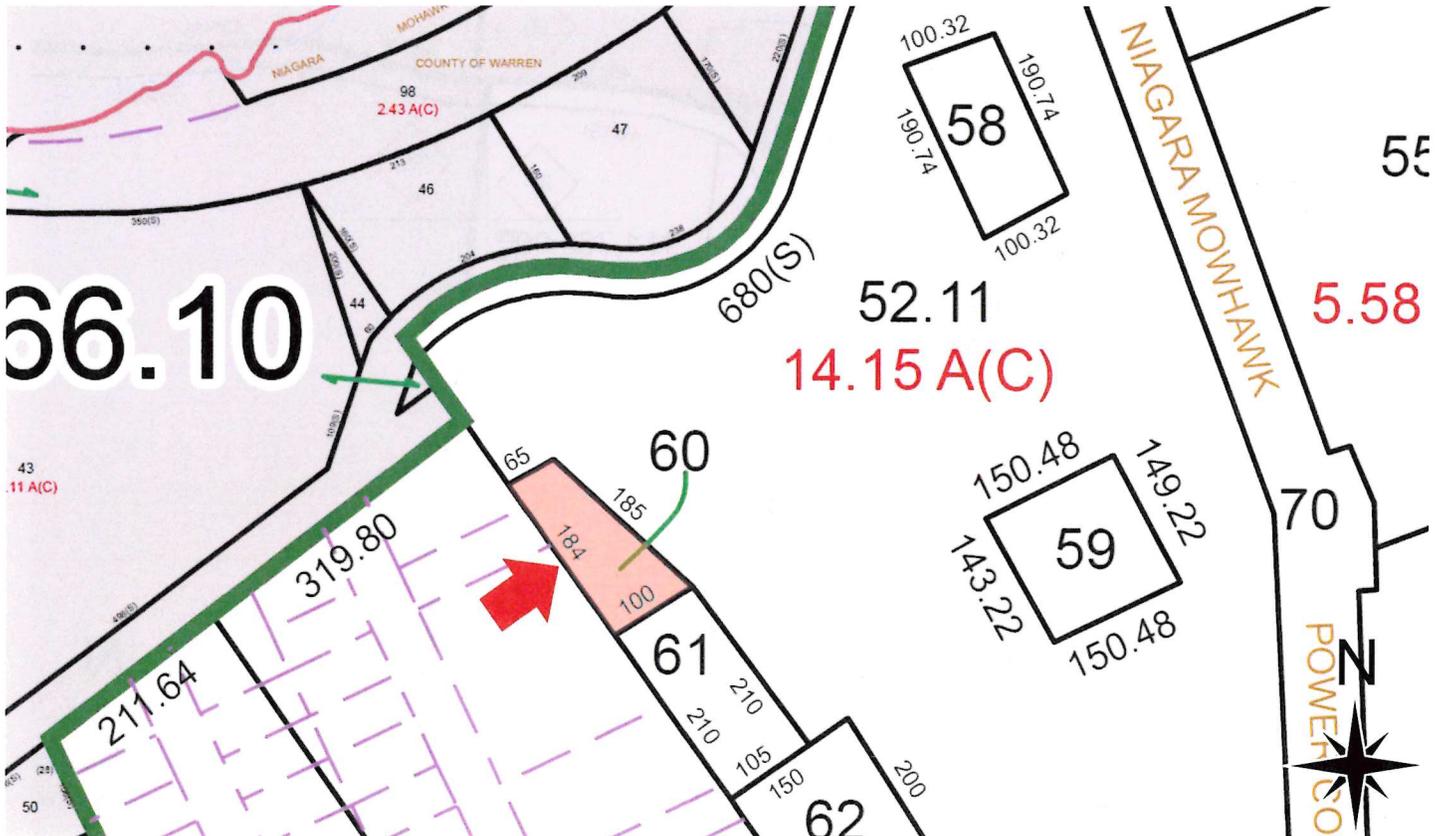
Sewer Type: Private
Water Supply: Comm/public
Utilities: Electric



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Directions & Description

Blue single wide mobile home. Property is the first house on the right on Combs Rd.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Johnsburg
 SWIS: 523000
 Tax ID: 100-1-66
 Address: Showcase Dr
 Property Class: 312 - Vac w/imprv
 School District: Johnsburg
 Total Acreage/Size: 0.55
 Land Assessment: 2023 - \$19,300
 Total Assessment: 2023 - \$19,300
 Full Market Value: 2023 - \$22,400

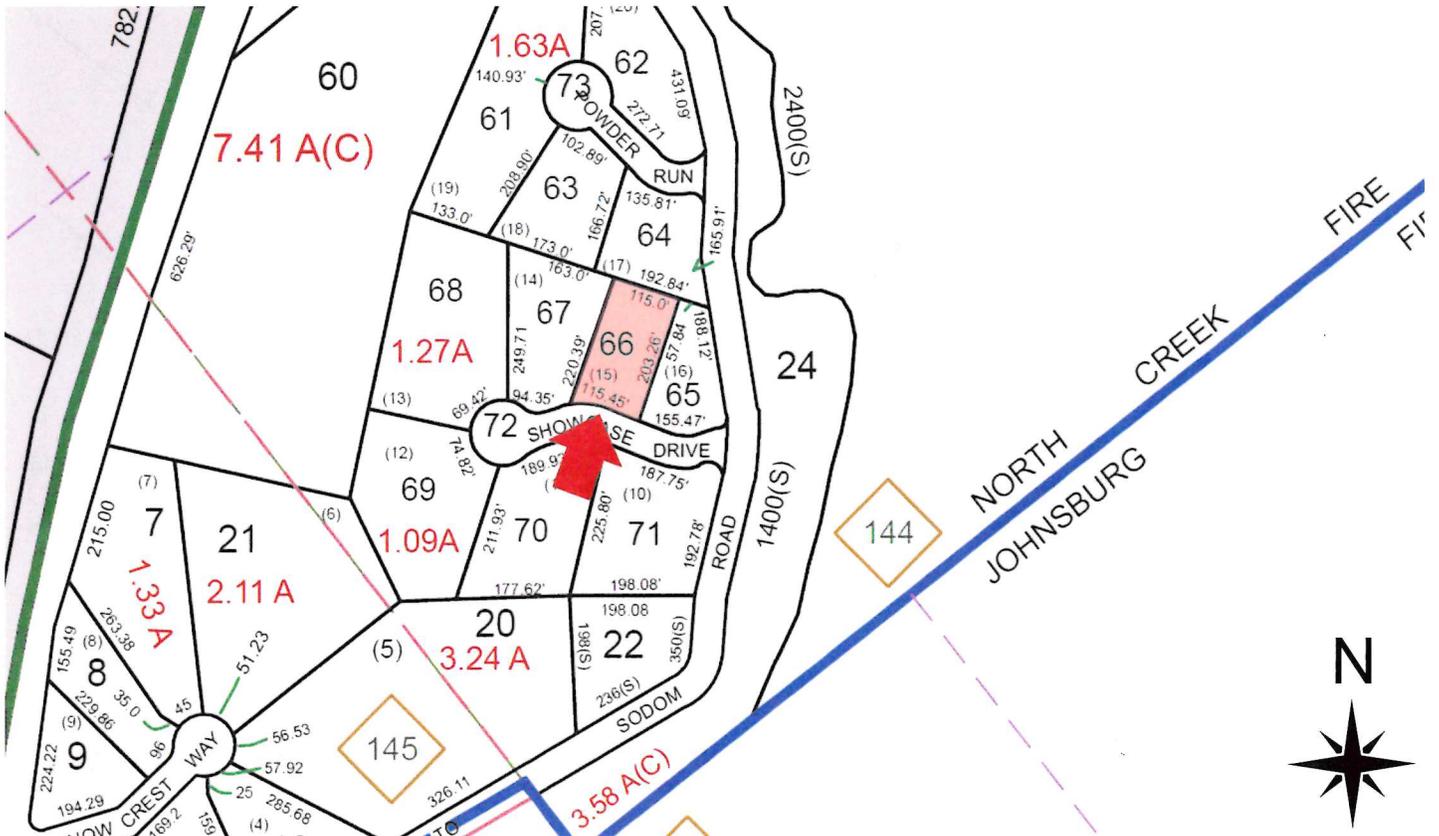
Sewer Type: None
 Water Supply: None
 Utilities: Electric



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Directions & Description

Vacant lot located approx. 150ft from Back to Sodum Rd on the right.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Johnsburg
SWIS: 523000
Tax ID: 100.-3-26
Address: Holland Rd
Property Class: 910 - Priv forest
School District: Johnsburg
Total Acreage/Size: 25.08
Land Assessment: 2023 - \$36,200
Total Assessment: 2023 - \$36,200
Full Market Value: 2023 - \$42,100

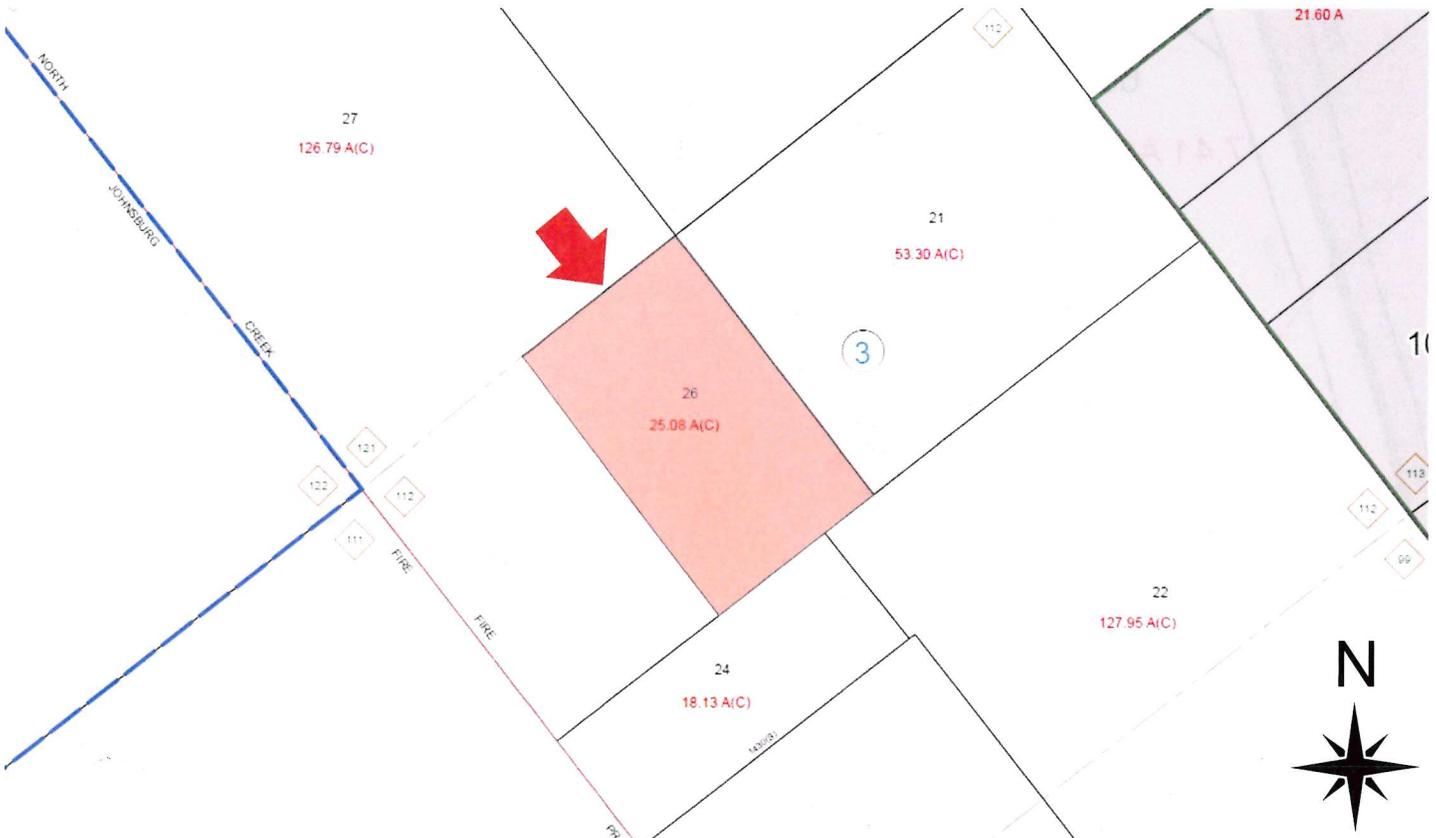
Sewer Type: None
Water Supply: None
Utilities: No Public



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Directions & Description

25+ acre vacant lot that appears to be landlocked.
Research access and right of way.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Johnsbury
 SWIS: 523000
 Tax ID: 101.-1-4
 Address: 11 Moffitt Dr
 Property Class: 210 - 1 Family Res
 School District: Johnsbury
 Total Acreage/Size: 9.78
 Land Assessment: 2023 - \$44,700
 Total Assessment: 2023 - \$99,600
 Full Market Value: 2023 - \$115,800

Building Style: Old style
 Number of Baths: 1 (Full)
 Number of Bedrooms: 2
 Number of Kitchens: 1
 Year Built: 1940
 Basement Type: Partial

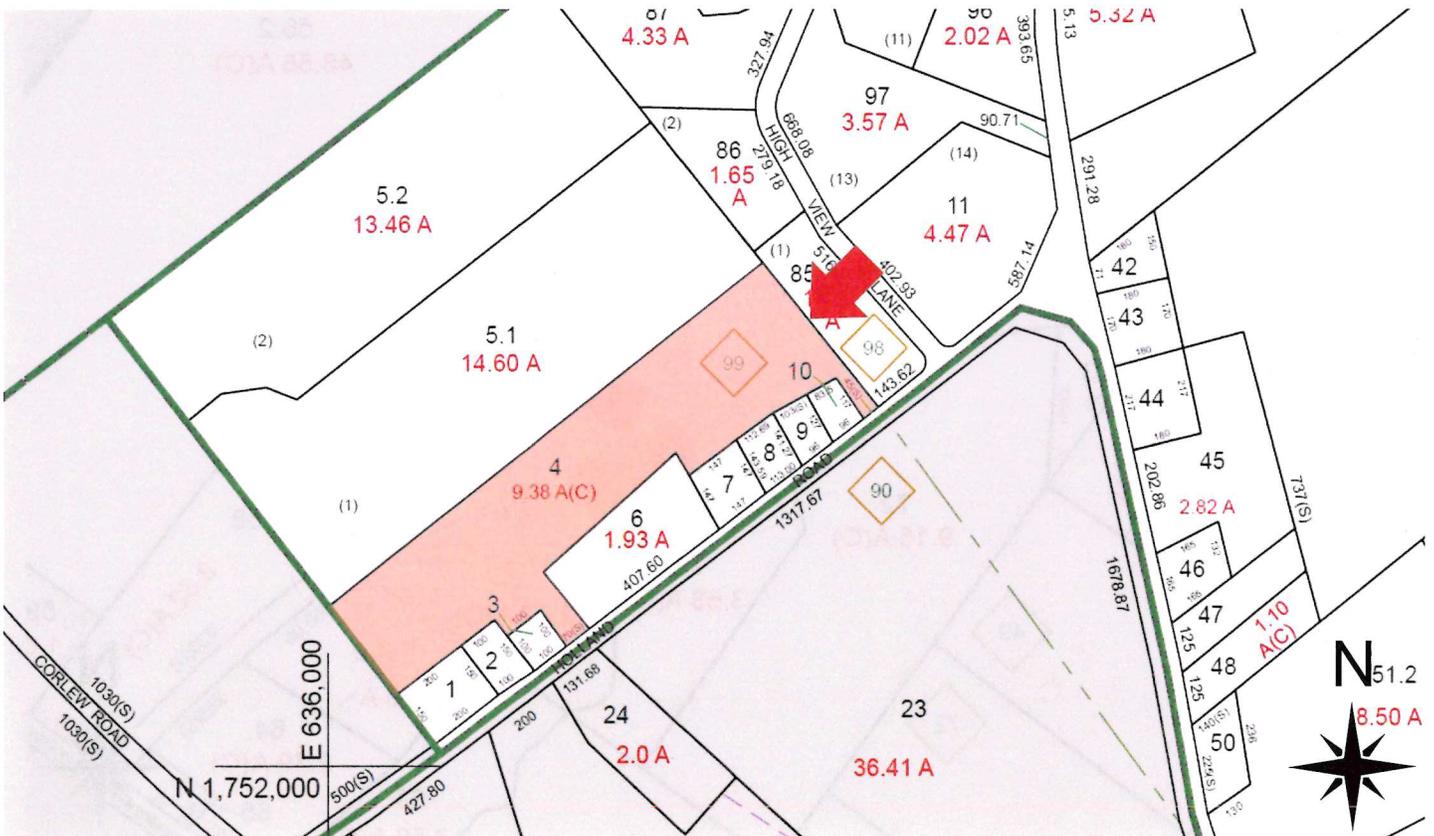
Sewer Type: Private
 Water Supply: Private
 Utilities: Electric
 Heat Type: No central
 Fuel Type: Wood

Directions & Description

1.5 story house and a single story house marked 15. Located on Moffitt Dr. Property has 2 small pieces of frontage on Holland Rd.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Johnsburg
 SWIS: 523000
 Tax ID: 132.-1-70
 Address: 352 Goodman Rd
 Property Class: 270 - Mfg housing
 School District: Johnsburg
 Total Acreage/Size: 1.19
 Land Assessment: 2023 - \$35,200
 Total Assessment: 2023 - \$80,200
 Full Market Value: 2023 - \$93,300

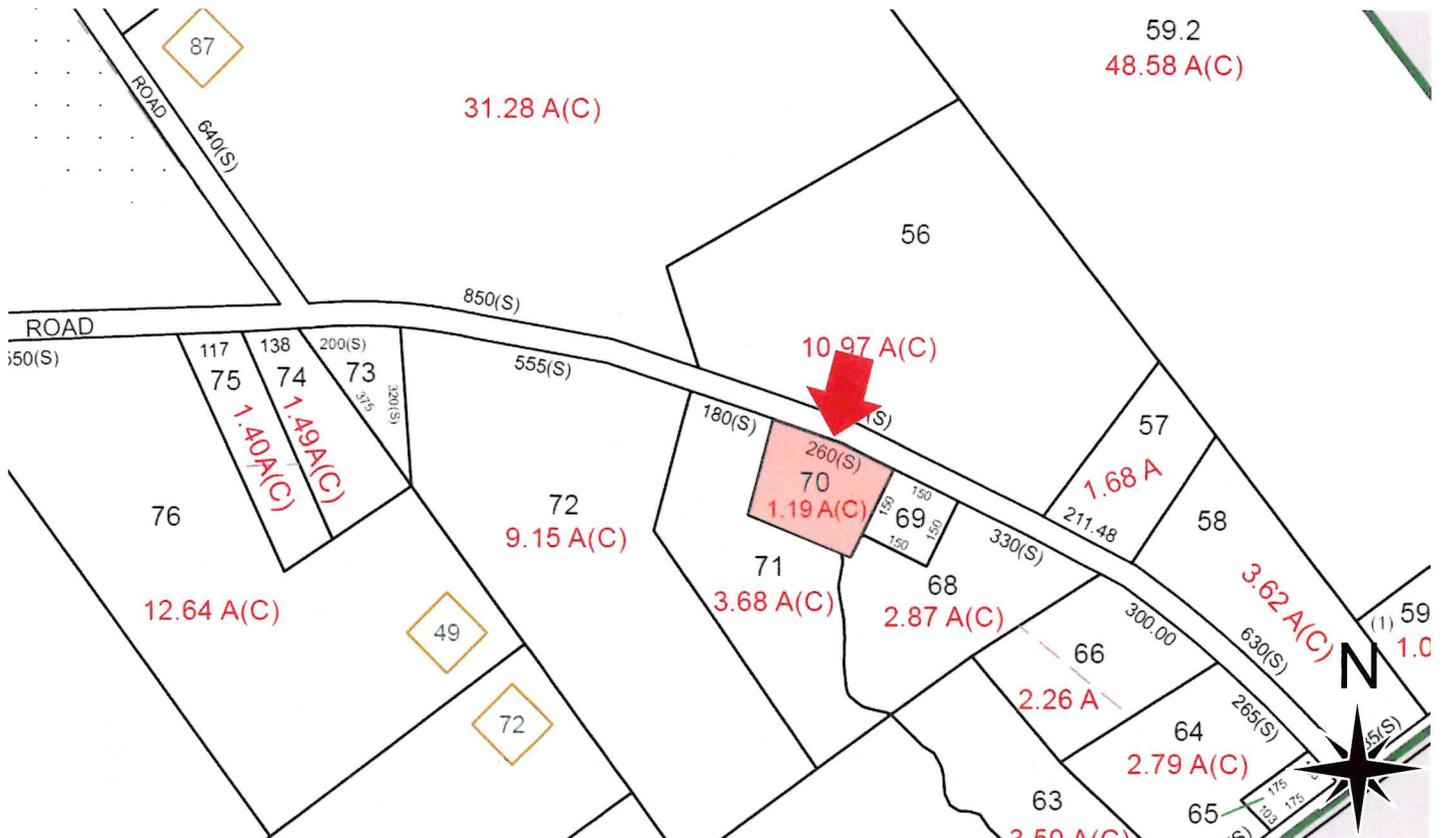
Sewer Type: Private
 Water Supply: Private
 Utilities: Electric



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Directions & Description

Tan single wide mobile home, clearly marked 352.
 Appears to have a detached garage.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Johnsburg
SWIS: 523000
Tax ID: 165.-1-44
Address: S Johnsburg Rd
Property Class: 312 - Vac w/imprv
School District: Warrensburg
Total Acreage/Size: 53.20
Land Assessment: 2023 - \$74,700
Total Assessment: 2023 - \$86,500
Full Market Value: 2023 - \$100,600

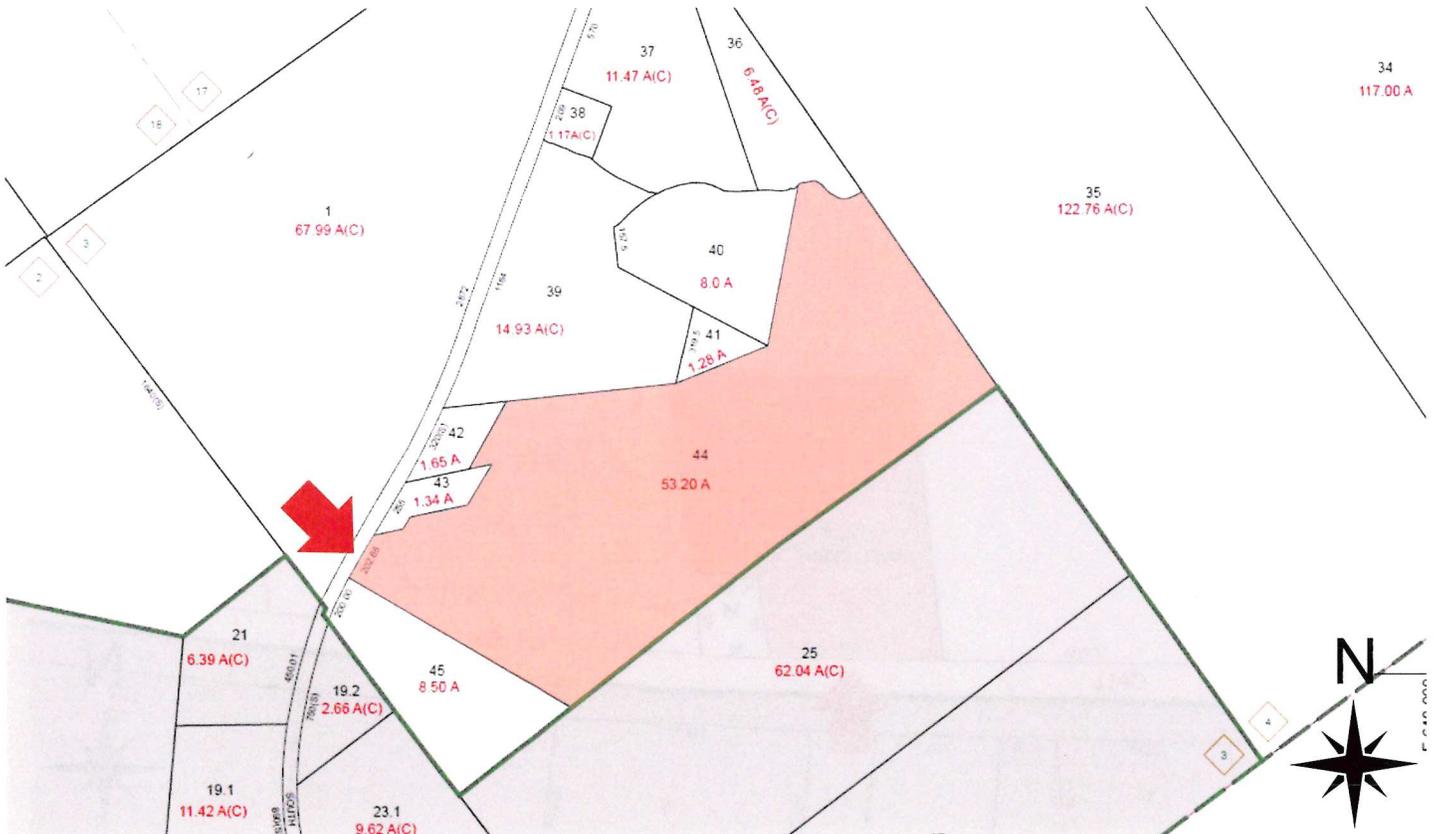
Sewer Type: None
Water Supply: None
Utilities: Electric



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Directions & Description

53+ acre vacant lot located between houses 684 and 666.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

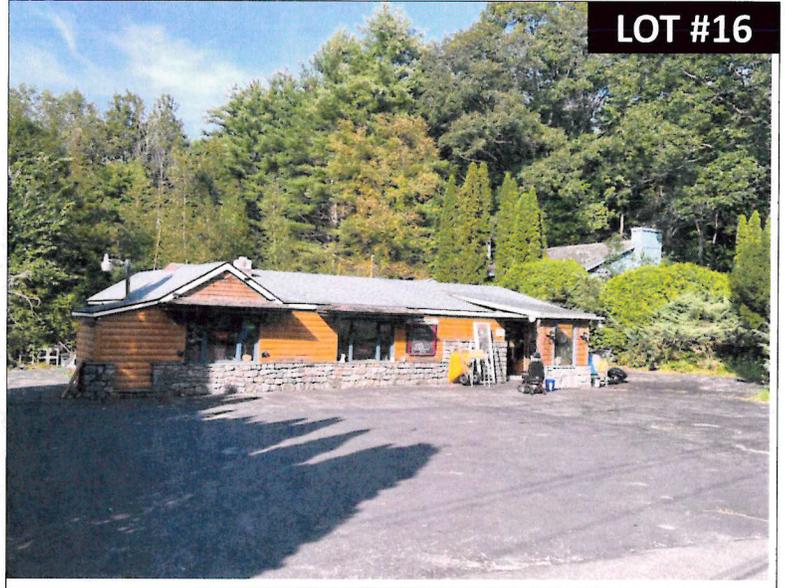
Municipality of Lake Luzerne
 SWIS: 523200
 Tax ID: 317.12-1-33
 Address: 2244 Call St
 Property Class: 484 - 1 use sm bld
 School District: Hadley-Luzerne
 Total Acreage/Size: 0.89
 Land Assessment: 2023 - \$32,000
 Total Assessment: 2023 - \$125,000
 Full Market Value: 2023 - \$168,900

Building Style: Ranch
 Number of Baths: 0 (Full)
 Number of Bedrooms: 3
 Number of Kitchens: 0
 Year Built: 1970
 Basement Type: Full

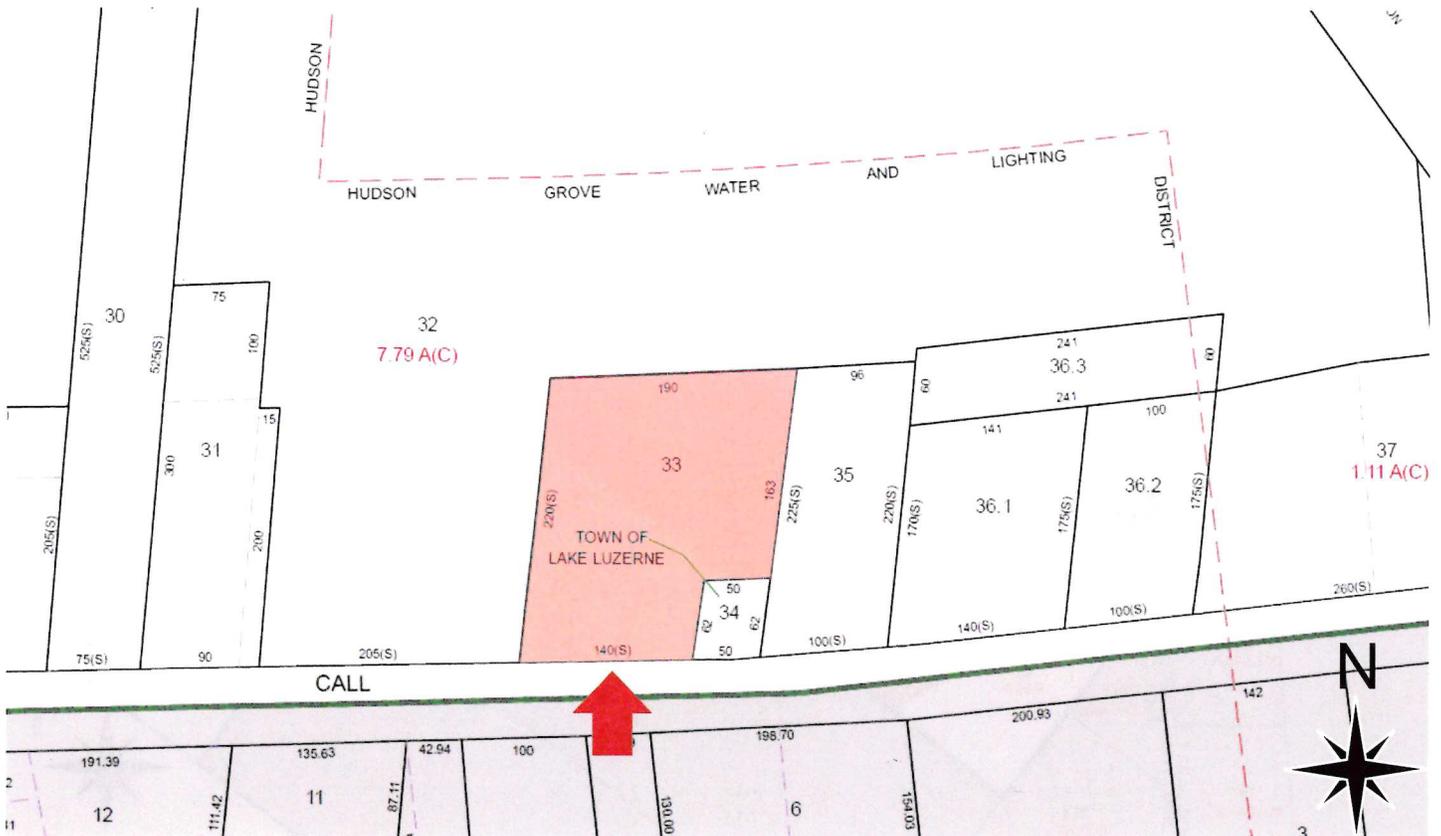
Sewer Type: Private
 Water Supply: Comm/public
 Utilities: Electric
 Heat Type: No central
 Fuel Type: None

Directions & Description

Single story building that appears to be a storefront. Appears to have a converted detached garage and a 2 story blue home. Located across from house 2243.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Lake Luzerne
 SWIS: 523200
 Tax ID: 317.16-2-37
 Address: Call St., Off
 Property Class: 311 - Res vac land
 School District: Hadley-Luzerne
 Total Acreage/Size: 0.10
 Land Assessment: 2023 - \$400
 Total Assessment: 2023 - \$400
 Full Market Value: 2023 - \$500

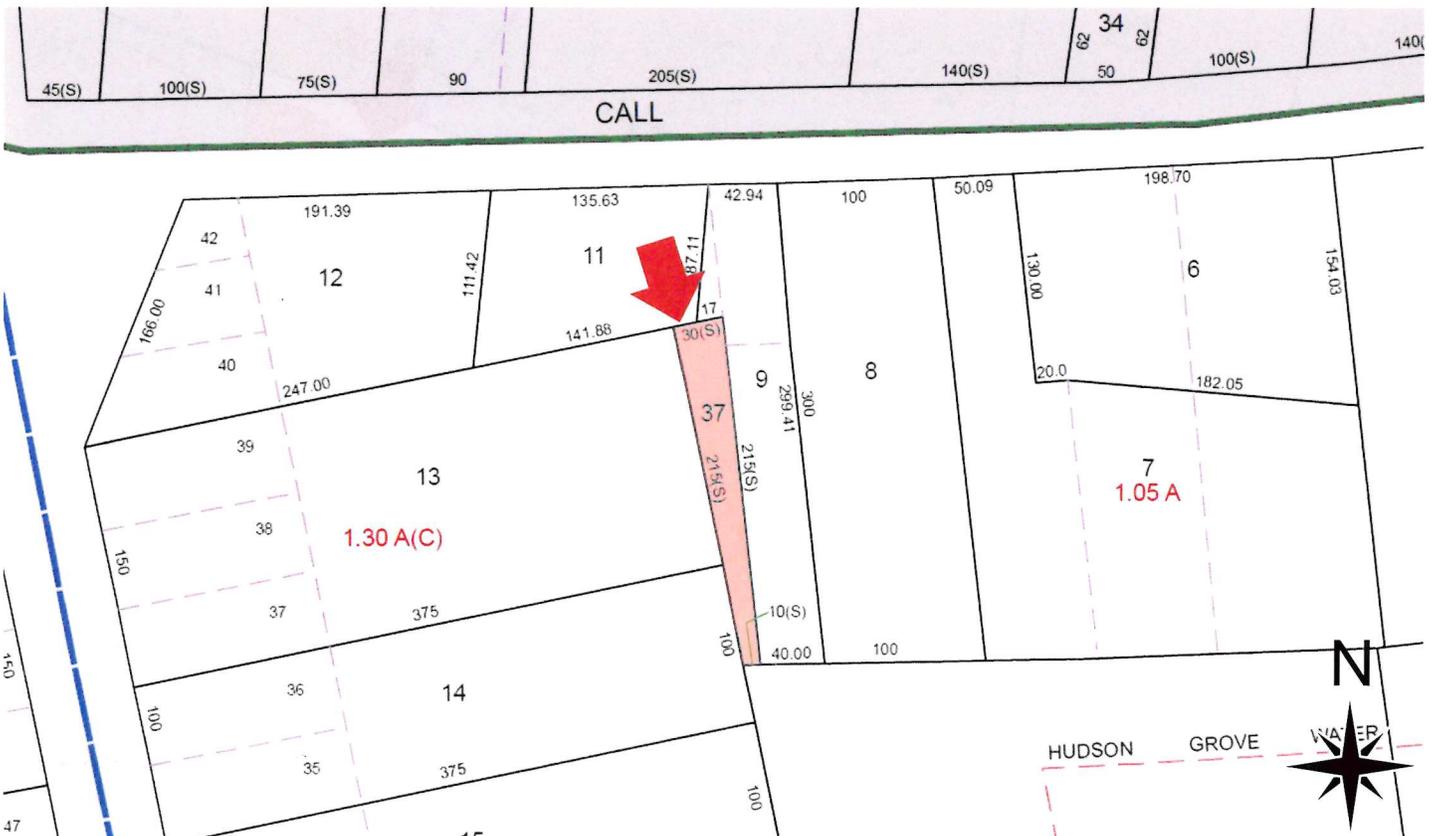
Sewer Type: None
 Water Supply: None
 Utilities: Electric

Directions & Description

Small vacant lot that appears to be landlocked. Research access and right of way.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Queensbury
SWIS: 523400
Tax ID: 289.5-1-4
Address: State Route 149
Property Class: 311 - Res vac land
School District: Lake George
Total Acreage/Size: 7.48
Land Assessment: 2023 - \$82,300
Total Assessment: 2023 - \$82,300
Full Market Value: 2023 - \$96,800

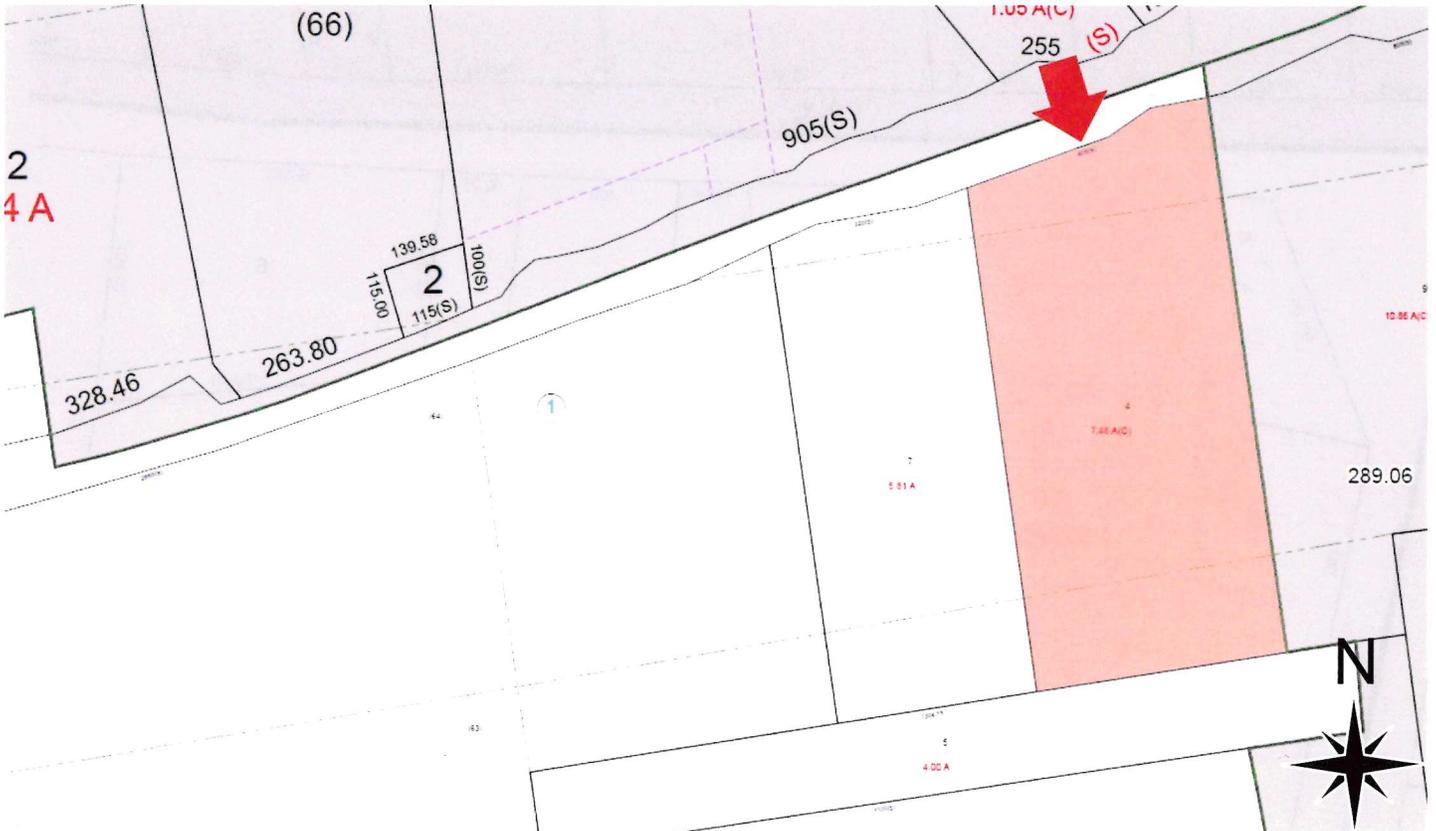
Sewer Type: Private
Water Supply: Private
Utilities: Electric



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Directions & Description

7+ acre vacant lot located to the right of house 254.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Queensbury
 SWIS: 523400
 Tax ID: 290.-1-87
 Address: 894 Ridge Rd
 Property Class: 330 - Vacant comm
 School District: Queensbury
 Total Acreage/Size: 0.86
 Land Assessment: 2023 - \$48,200
 Total Assessment: 2023 - \$48,200
 Full Market Value: 2023 - \$56,700

Sewer Type: Private
 Water Supply: Private
 Utilities: Electric

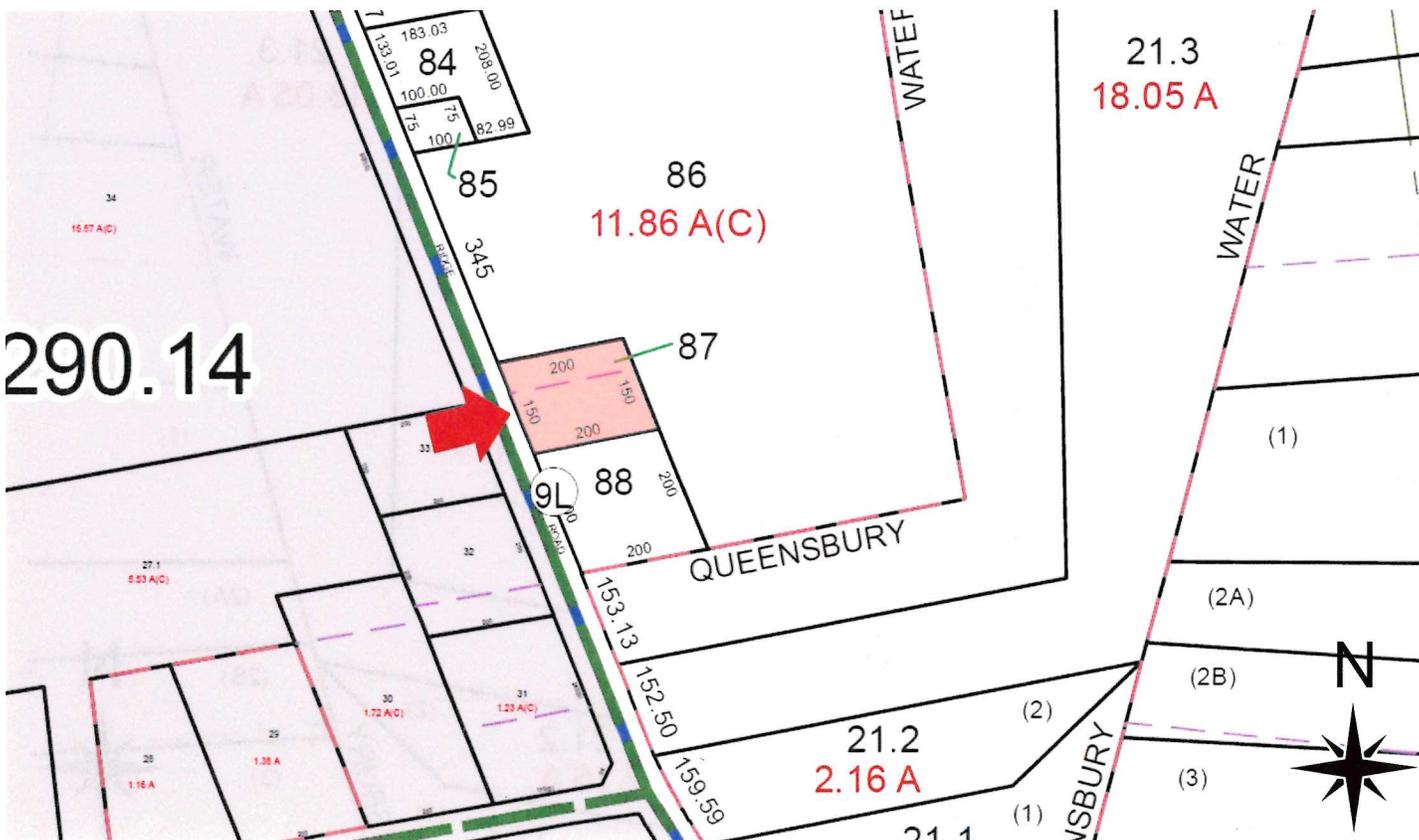


LOT #21

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 with a cement pad, located to the left of auction lot 22.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Queensbury
SWIS: 523400
Tax ID: 290.-1-88
Address: Ridge Rd
Property Class: 311 - Res vac land
School District: Queensbury
Total Acreage/Size: 0.93
Land Assessment: 2023 - \$52,100
Total Assessment: 2023 - \$52,100
Full Market Value: 2023 - \$61,300

Sewer Type: Private
Water Supply: Private
Utilities: Electric

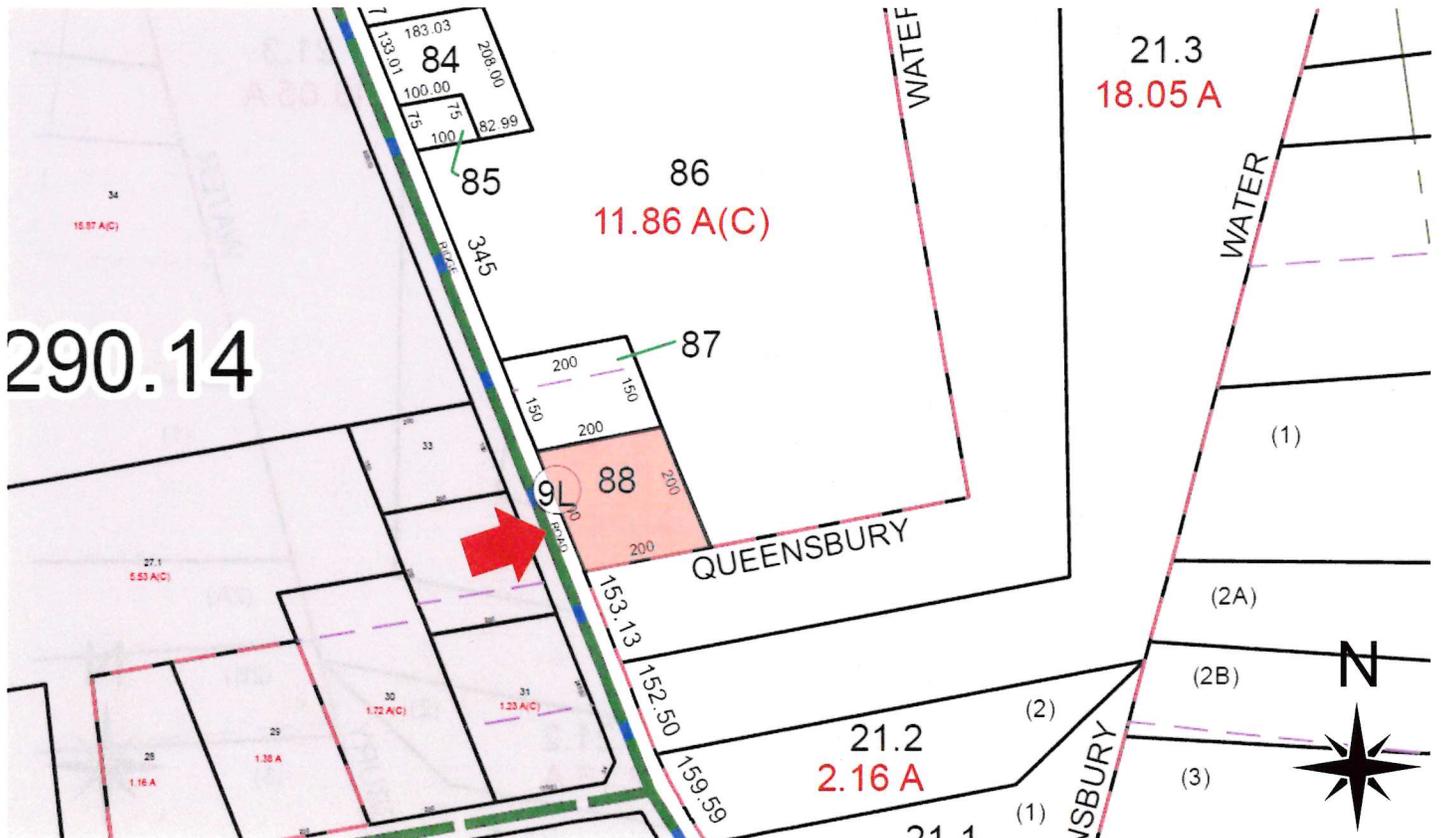


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Directions & Description

Vacant located to the left of Moose Hollow Way and across from house 887. Adjacent to auction lot 21.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Queensbury
SWIS: 523400
Tax ID: 296.10-1-19.3
Address: 24 Clubview Ln
Property Class: 311 - Res vac land
School District: Queensbury
Total Acreage/Size: 11.49
Land Assessment: 2023 - \$305,500
Total Assessment: 2023 - \$305,500
Full Market Value: 2023 - \$359,400

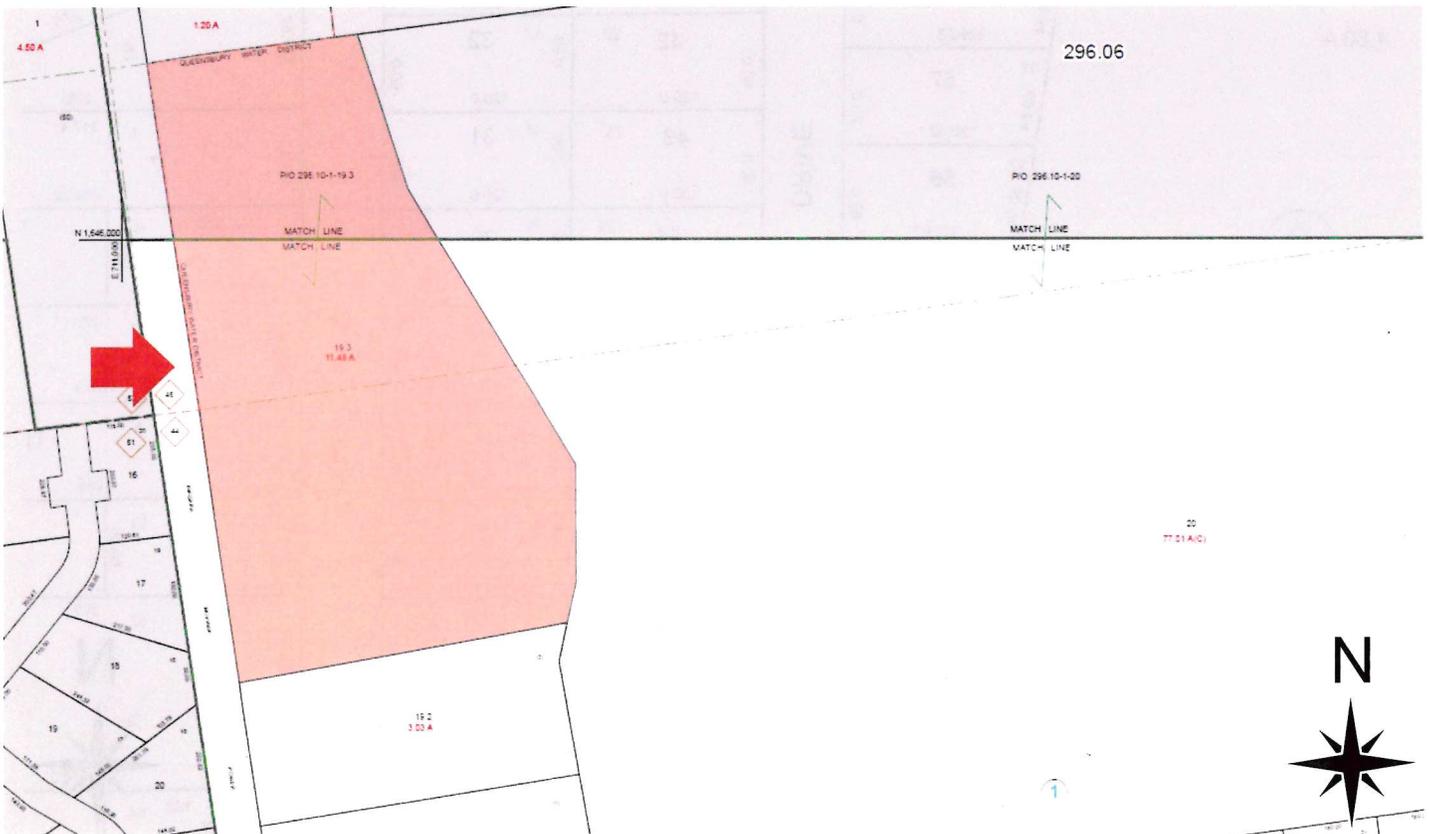
Sewer Type: Private
Water Supply: Comm/public
Utilities: Gas & elec



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Directions & Description

11 acre vacant lot located at the end of Clubview lane.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Queensbury
 SWIS: 523400
 Tax ID: 301.8-2-46
 Address: 18 Prospect Dr
 Property Class: 210 - 1 Family Res
 School District: Queensbury
 Total Acreage/Size: 0.17
 Land Assessment: 2023 - \$33,800
 Total Assessment: 2023 - \$113,400
 Full Market Value: 2023 - \$133,400

Building Style: Ranch
 Number of Baths: 1 (Full)
 Number of Bedrooms: 3
 Number of Kitchens: 1
 Year Built: 1950
 Basement Type: Slab/pier

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

Directions & Description

Single story white house with black shutters, clearly marked 18. Has a 1 car detached garage.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Queensbury
SWIS: 523400
Tax ID: 302.8-1-31
Address: 32 Homer Ave
Property Class: 330 - Vacant comm
School District: Glens Falls
Total Acreage/Size: 0.34
Land Assessment: 2023 - \$67,000
Total Assessment: 2023 - \$67,000
Full Market Value: 2023 - \$78,800

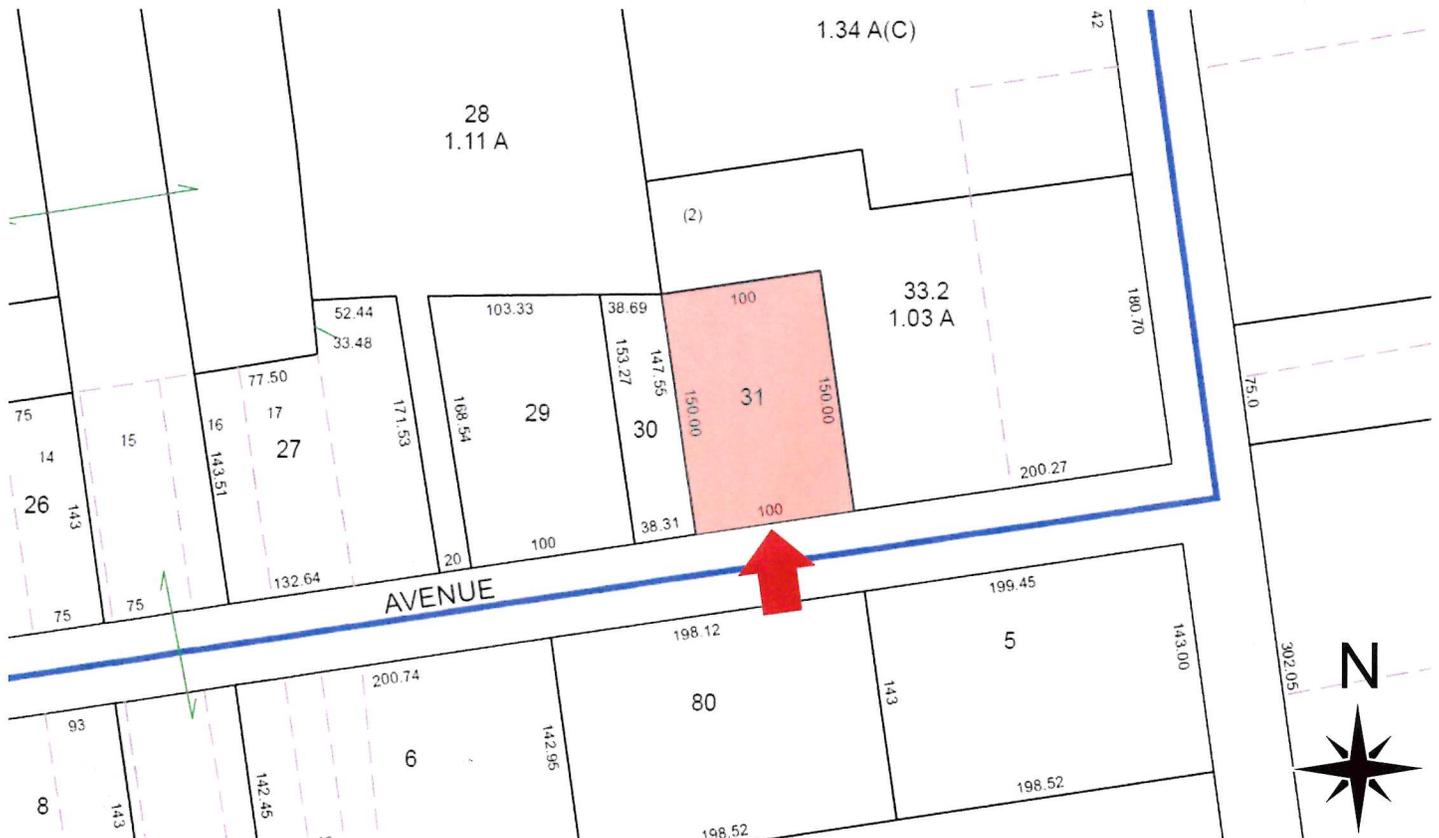
Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Gas & elec



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Directions & Description

Vacant lot located to the left of building 36.
Adjacent to auction lot 26.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Queensbury
 SWIS: 523400
 Tax ID: 303.5-1-7
 Address: 23 Wilson St
 Property Class: 210 - 1 Family Res
 School District: Glens Falls
 Total Acreage/Size: 0.23
 Land Assessment: 2023 - \$36,400
 Total Assessment: 2023 - \$120,600
 Full Market Value: 2023 - \$141,900

Building Style: Ranch
 Number of Baths: 1 (Full)
 Number of Bedrooms: 2
 Number of Kitchens: 1
 Year Built: 1953
 Basement Type: Full

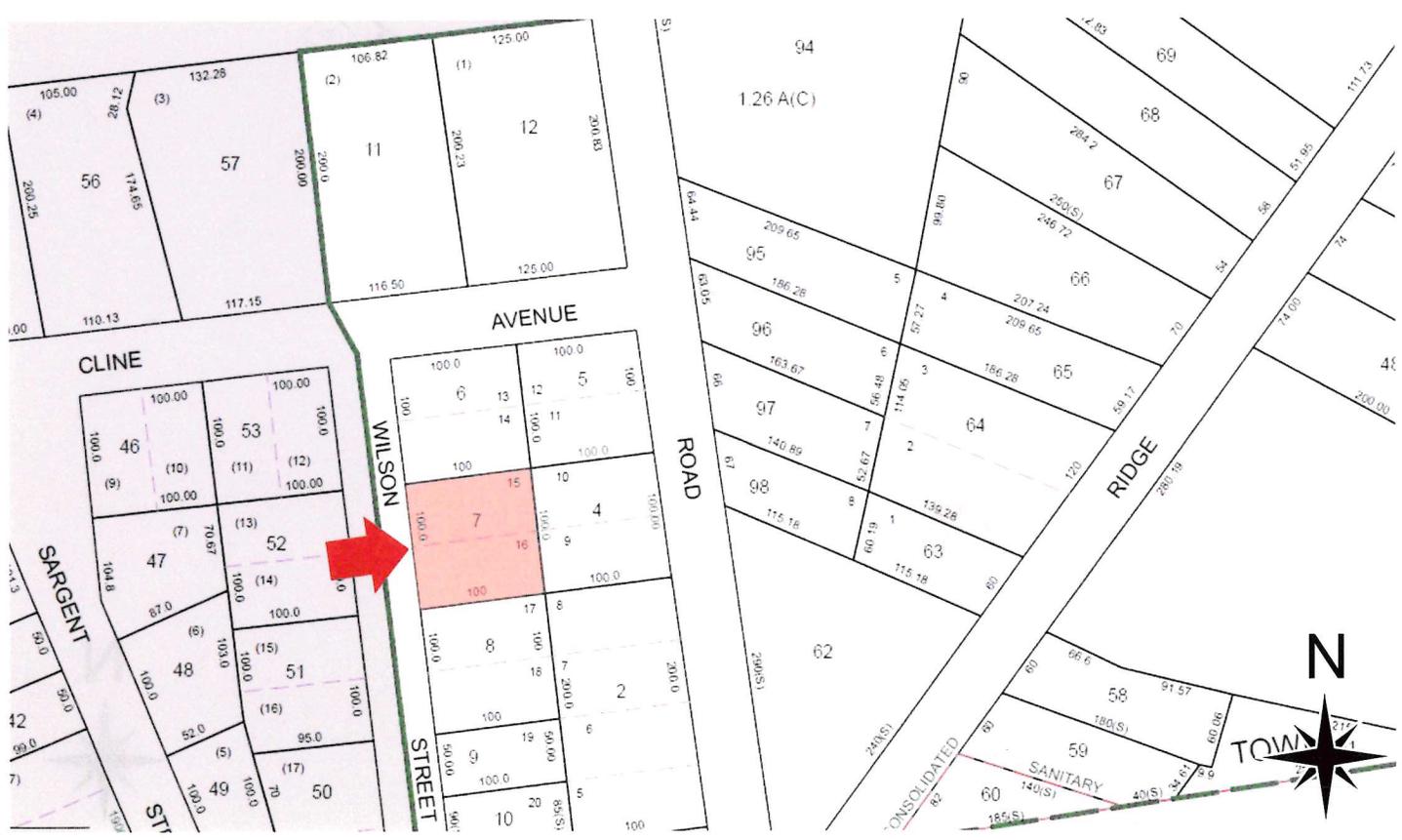
Sewer Type: Comm/public
 Water Supply: Comm/public
 Utilities: Gas & elec
 Heat Type: Hot air
 Fuel Type: Natural Gas

Directions & Description

Single story white house with a 1 car attached garage. Clearly marked 23 above the door.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Thurman
SWIS: 523800
Tax ID: 166.-1-6
Address: 678 Dippikill Rd
Property Class: 210 - 1 Family Res
School District: Warrensburg
Total Acreage/Size: 7.88
Land Assessment: 2023 - \$16,900
Total Assessment: 2023 - \$76,700
Full Market Value: 2023 - \$104,411

Building Style: Other style
Number of Baths: 3 (Full) - 1(Half)
Number of Bedrooms: 3
Number of Kitchens: 1
Year Built: 1998
Basement Type: Full

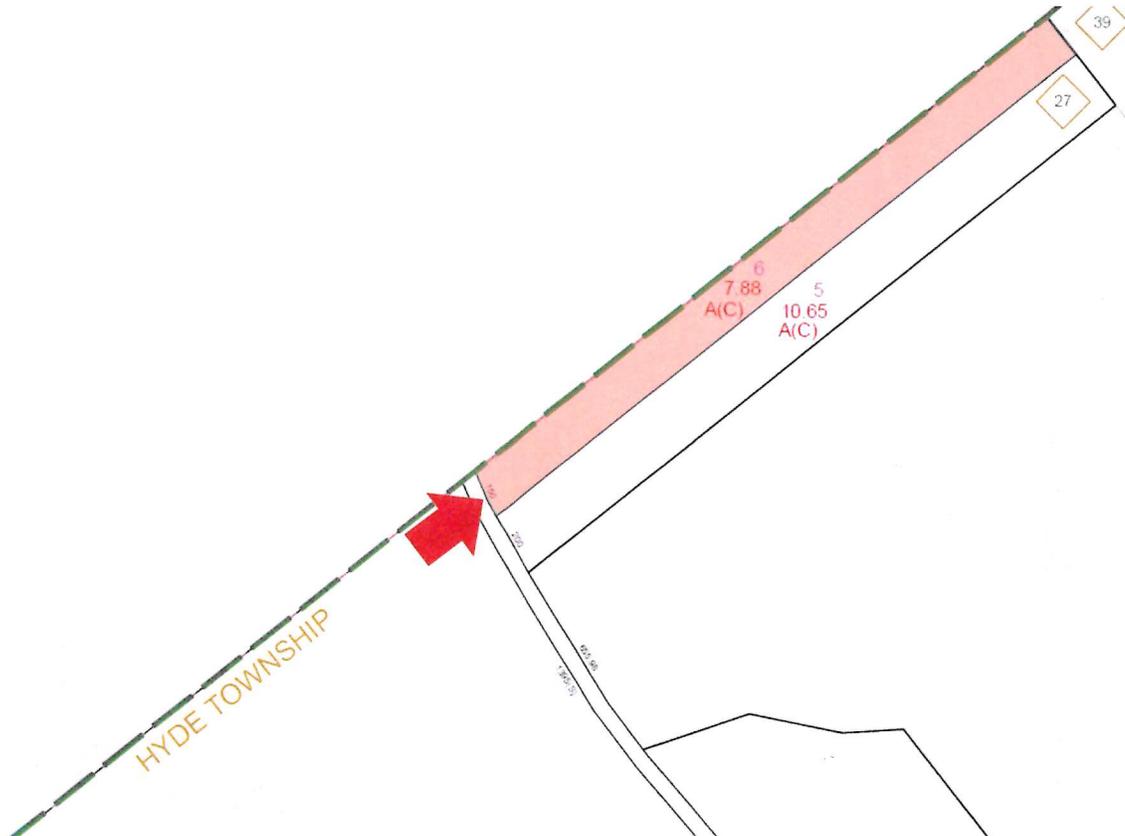
Sewer Type: Private
Water Supply: Private
Utilities: Electric
Heat Type: Hot wtr/stm
Fuel Type: Oil

Directions & Description

House that sits back in the woods. Located behind telephone pole 62.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Thurman
SWIS: 523800
Tax ID: 197.-3-1
Address: 731 River Rd
Property Class: 210 - 1 Family Res
W - Waterfront
School District: Warrensburg
Total Acreage/Size: 41.35
Land Assessment: 2023 - \$93,600
Total Assessment: 2023 - \$208,700
Full Market Value: 2023 - \$284,100

Building Style: Log home
Number of Baths: 2 (Full)
Number of Bedrooms: 3
Number of Kitchens: 1
Year Built: 1978
Basement Type: Full

Sewer Type: Private
Water Supply: Private
Utilities: Electric
Heat Type: Electric
Fuel Type: Electric

Directions & Description

1.5 story log home, Driveway clearly marked 731.
House sits back off the road. Property has
frontage on both sides of River Rd and the
Hudson.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Warrensburg
SWIS: 524000
Tax ID: 197.1-1-4.1
Address: 678 Golf Course Rd
Property Class: 311 - Res vac land
School District: Warrensburg
Total Acreage/Size: 4.94
Land Assessment: 2023 - \$7,400
Total Assessment: 2023 - \$7,400
Full Market Value: 2023 - \$8,600

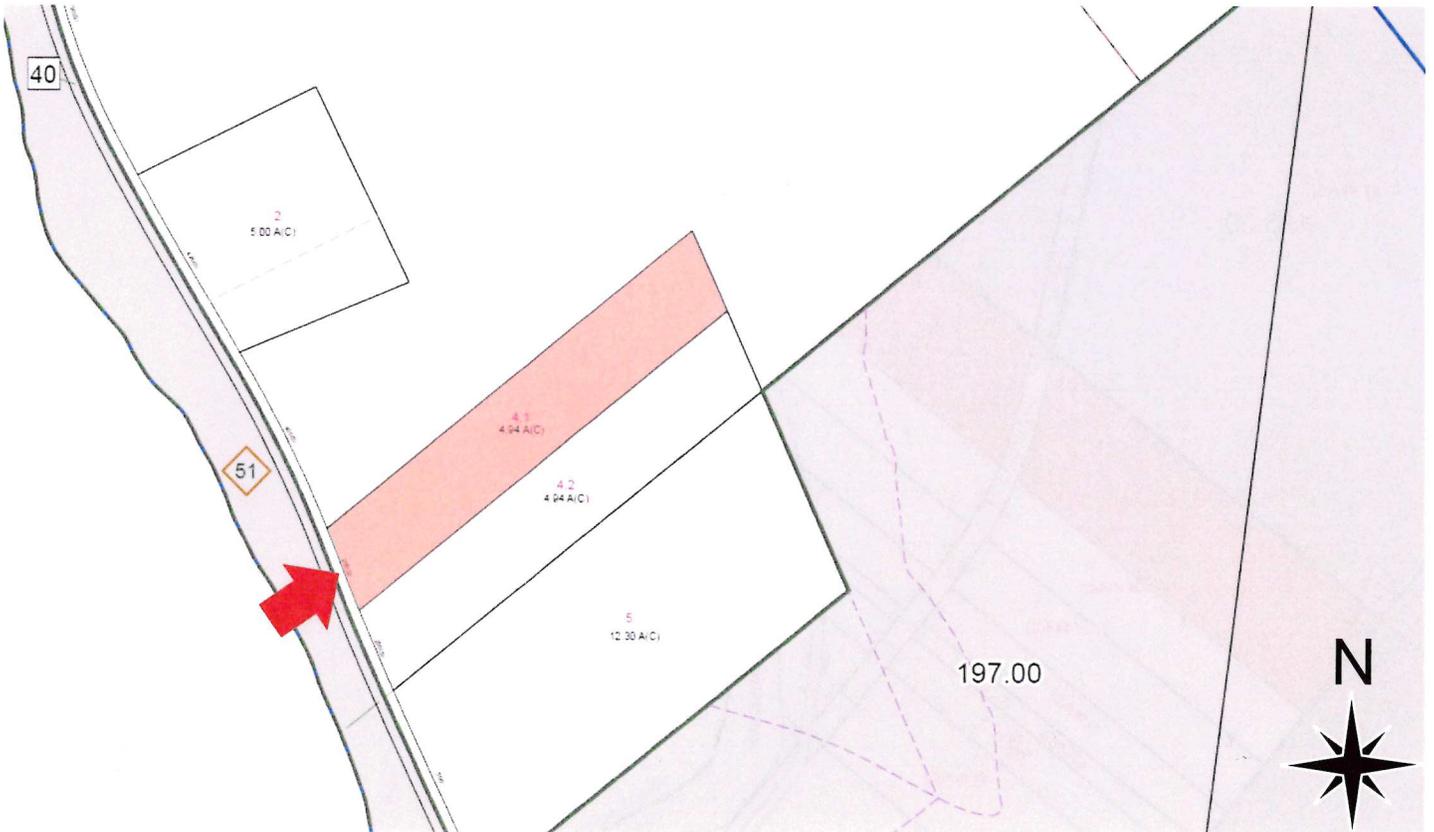
Sewer Type: Private
Water Supply: Private
Utilities: Electric



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

4.9 acre vacant sloping lot that appears to have a chain link fence going through it. Located to the right of house 694.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Warrensburg
SWIS: 524000
Tax ID: 210.12-3-1
Address: 3951 Main St
Property Class: 483 - Converted Res
School District: Warrensburg
Total Acreage/Size: 44 x 61
Land Assessment: 2023 - \$18,600
Total Assessment: 2023 - \$89,700
Full Market Value: 2023 - \$104,300

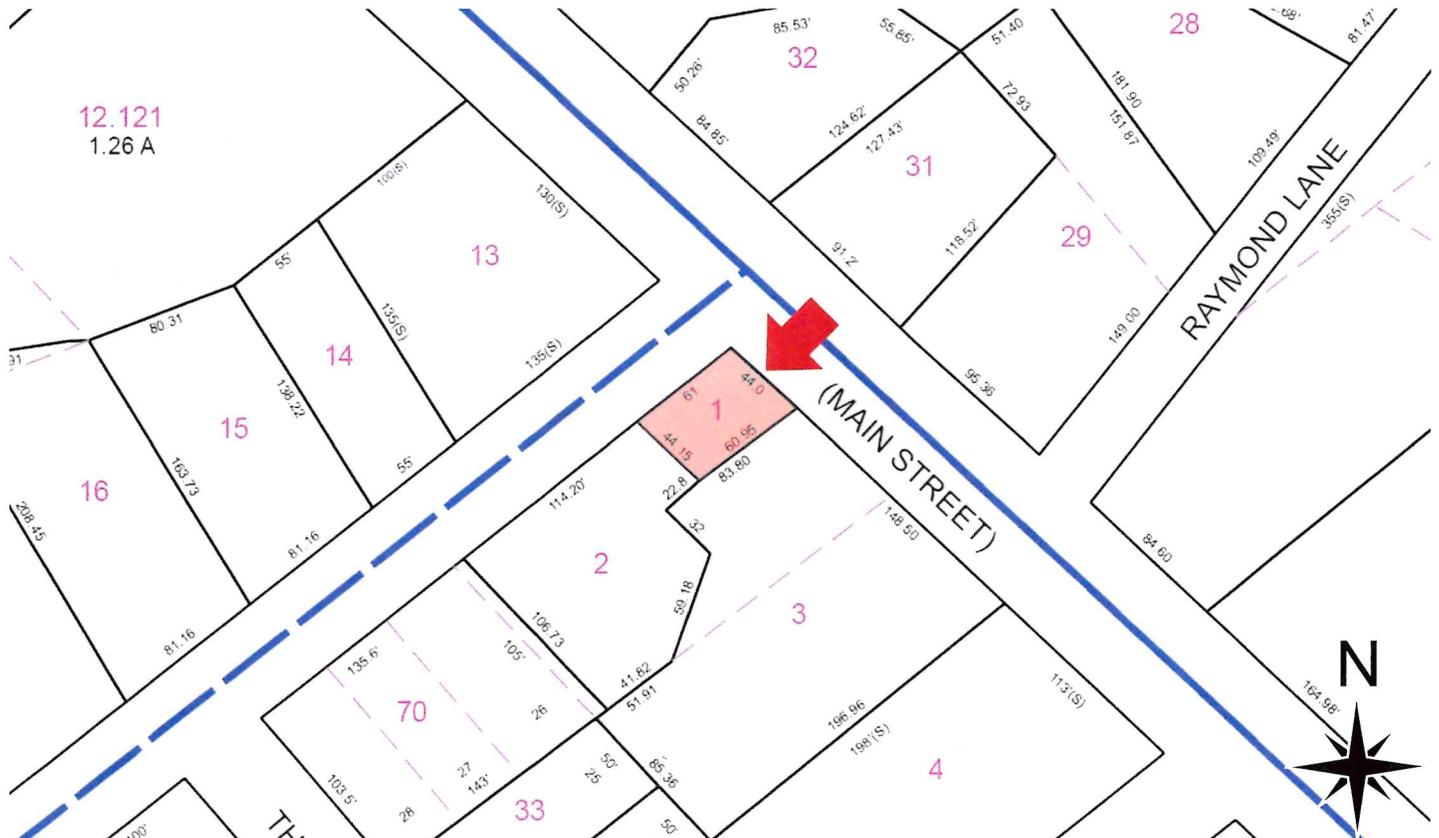
Year Built: 1951
Floor Area: 1922
Stories: 2
Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Electric



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Directions & Description

2 story white building located on the corner of Fourth and Main Street. Appears to have an upstairs apartment and a 1 car attached garage.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Warrensburg
SWIS: 524000
Tax ID: 210.20-4-32
Address: 193 River St
Property Class: 210 - 1 Family Res
School District: Warrensburg
Total Acreage/Size: 0.33
Land Assessment: 2023 - \$30,000
Total Assessment: 2023 - \$94,500
Full Market Value: 2023 - \$109,900

Building Style: Old style
Number of Baths: 1 (Full)
Number of Bedrooms: 2
Number of Kitchens: 1
Year Built: 1870
Basement Type: Partial

Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Electric
Heat Type: Hot wtr/stm
Fuel Type: Oil

Directions & Description

2 story white house clearly marked 193.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Warrensburg
SWIS: 524000
Tax ID: 211.9-1-25
Address: 23 Mountain Ave
Property Class: 210 - 1 Family Res
School District: Warrensburg
Total Acreage/Size: 0.22
Land Assessment: 2023 - \$30,000
Total Assessment: 2023 - \$80,400
Full Market Value: 2023 - \$93,500

Building Style: Old style
Number of Baths: 1 (Full)
Number of Bedrooms: 3
Number of Kitchens: 1
Number of Fireplaces: 1
Year Built: 1910
Basement Type: Full

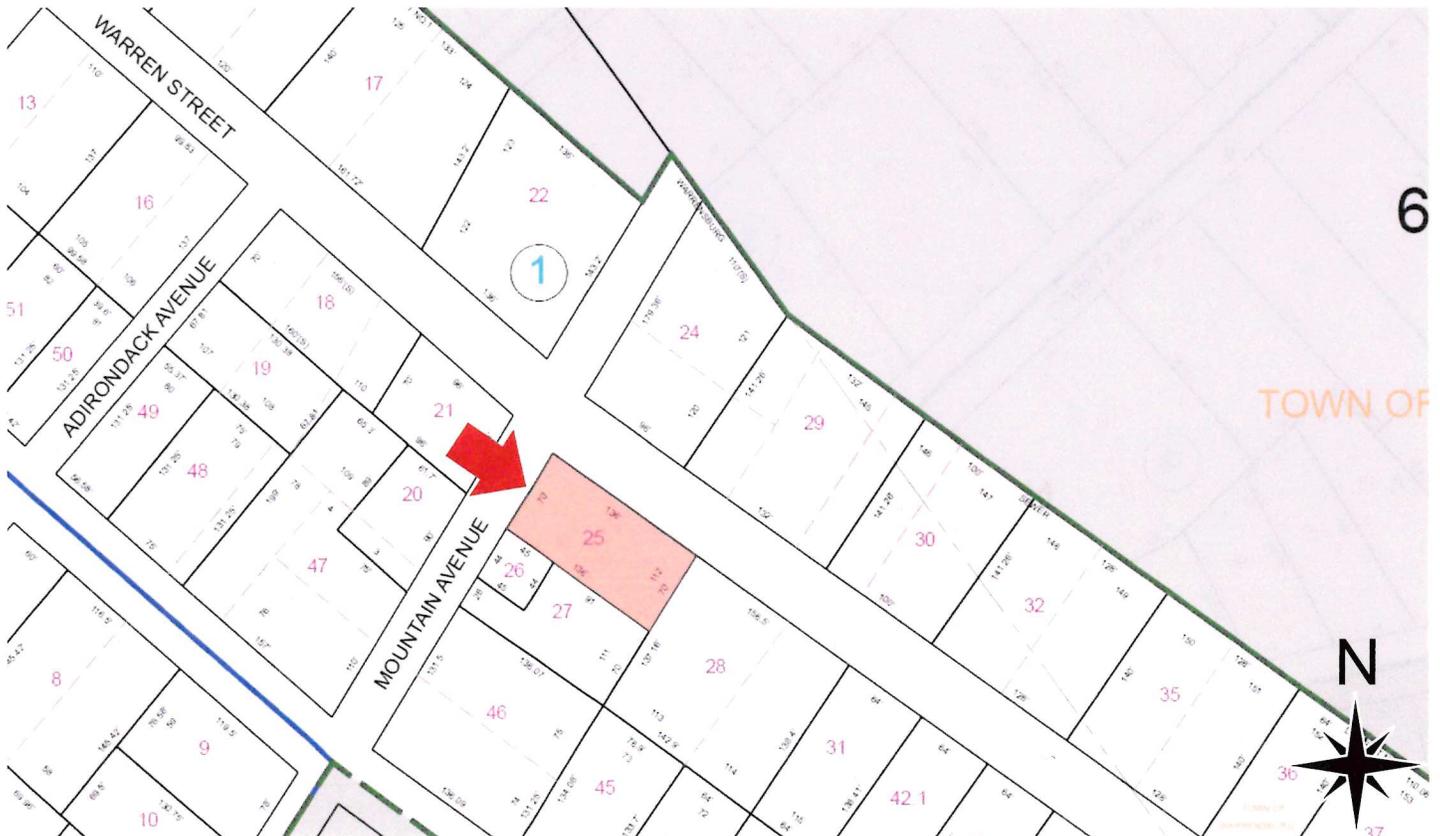
Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Electric
Heat Type: Hot wtr/stm
Fuel Type: Oil

Directions & Description

1.5 story white house with pink trim, clearly marked 23.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Warrensburg
SWIS: 524000
Tax ID: 211.9-4-7
Address: 3885 Main St
Property Class: 483 - Converted Res
School District: Warrensburg
Total Acreage/Size: 0.35
Land Assessment: 2023 - \$40,000
Total Assessment: 2023 - \$179,900
Full Market Value: 2023 - \$209,200

Year Built: 1910
Floor Area: 3605
Stories: 2
Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Electric



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Directions & Description

2 story white house with black shutters, clearly marked 3885. Has a 1.5 car attached garage.



WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Warrensburg
SWIS: 524000
Tax ID: 211.13-1-43
Address: 49 Elm St
Property Class: 210 - 1 Family Res
School District: Warrensburg
Total Acreage/Size: 0.14
Land Assessment: 2023 - \$25,000
Total Assessment: 2023 - \$96,300
Full Market Value: 2023 - \$112,000

Building Style: Ranch
Number of Baths: 1 (Full)
Number of Bedrooms: 3
Number of Kitchens: 1
Year Built: 1955
Basement Type: Full

Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Electric
Heat Type: Hot wtr/stm
Fuel Type: Oil

Directions & Description

Single story blue house clearly marked 49.



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WARREN COUNTY - TAX FORECLOSURE REAL ESTATE AUCTION

Property Information

Municipality of Warrensburg
 SWIS: 524000
 Tax ID: 211.17-5-28
 Address: 31 Smith St
 Property Class: 220 - 2 Family Res
 School District: Warrensburg
 Total Acreage/Size: 0.19
 Land Assessment: 2023 - \$30,000
 Total Assessment: 2023 - \$89,900
 Full Market Value: 2023 - \$104,500

Building Style: Old style
 Number of Baths: 2 (Full)
 Number of Bedrooms: 3
 Number of Kitchens: 2
 Year Built: 1930
 Basement Type: Full

Sewer Type: Private
 Water Supply: Comm/public
 Utilities: Electric
 Heat Type: Hot air
 Fuel Type: Oil

Directions & Description

1.5 story pink house, clearly marked 31.



LOT #40

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.





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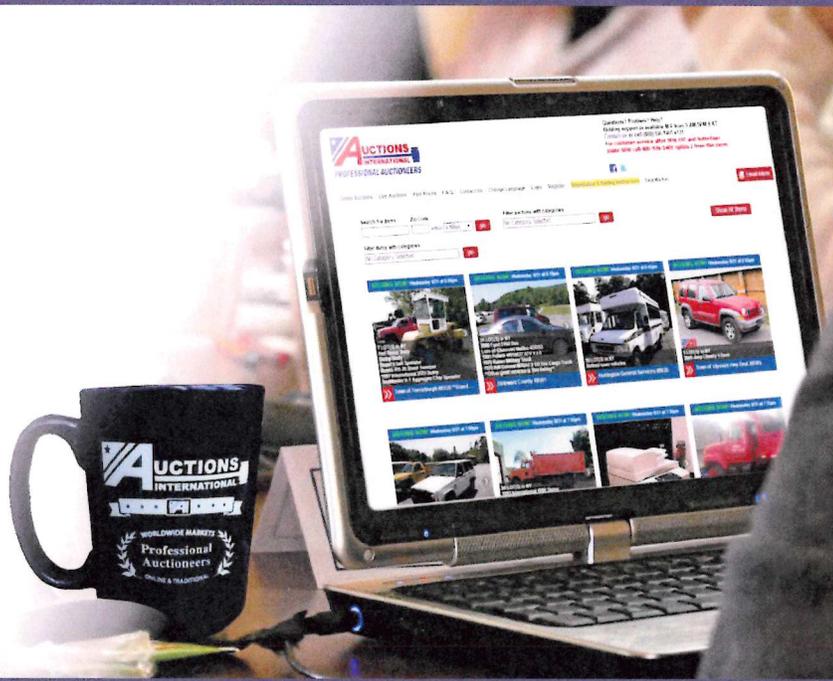
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