

BROOME COUNTY
REAL PROPERTY
TAX FORECLOSURE
AUCTION

Properties Of All Types
Throughout Broome & The City Of Binghamton

Thursday, April 29, 2021 @ 5:30PM

***** PLEASE NOTE CHANGE IN AUCTION LOCATION *****

Manasse Auction Yard
12 Henry Street (Route 26S), Whitney Point, NY

**** PLEASE WEAR A MASK &
PRACTICE SOCIAL DISTANCING 6' AWAY FROM OTHERS ****

**** WASH STATIONS & HAND SANITIZER AVAILABLE ****

Please Note: For The Safety Of Our Amazing Customers & Our Valued Staff - Please Practice The Rules & Regulations Of Social Distancing, To Make This As Safe & As Smooth As Possible - The Rules Are As Follows:

- MUST WEAR MASKS OR YOU WILL NOT BE ALLOWED IN!!;
- We Will Be Limiting The Number Of People Into The Auction To Registered Bidders Only - No Children; No Groups; No Spectators;
- Amount Of People Allowed At Office / Tables At One Time, Will Be Limited - Please Understand That This Is For Everyone's Safety!;
- Please Be Efficient & Timely In Registering And Paying, So That Others May Too;
- Please DO NOT Enter If You Are Sick Or Feeling ill;
- Please Keep 6' Distance Between Yourself & Other Person(s) – DO NOT Gather In Groups!;
- This Auction Will Be An Open-Air Auction With Plenty Of Room For Social Distancing;
- Please Be Patient, We Will Get Through This Together!

Online Bidding Will Be Available - Please Call Auction Company For Terms / Information

PROCEDURES

1) Maps of each parcel are available for viewing in the office of the Broome County Real Property Tax Department, second floor in the County Office Building, 60 Hawley Street, Binghamton, NY, during regular business hours.

The Auction begins promptly at **5:30 PM on Thursday, April 29, 2021, @ The Manasse Auction Yard, 12 Henry Street (Route 26S), Whitney Point, NY 13862.**

2) The auction bidders must register between **4 PM and 5:30 PM day of the auction.** Bidders will be given a number to be used during the auction. To register to bid, you must present a photo ID.

3) All bid deposits must be made the day of auction. A receipt will be issued. **Persons are required to have multiple checks for payment purposes.** We recommend potential bidders bring with them a ½ dozen checks, for each property.

4) The Broome County Legislature and/or the Director of Real Property have the right to approve or deny any sale; all items may be sold in random order.

RULES, TERMS, AND CONDITIONS

1) The County of Broome makes no promises or statements of fact about any parcel that is being offered for sale. **No employee or agent of the County of Broome has any authority to make any promises or representations of any nature concerning any of these parcels. It is the responsibility of each bidder to investigate any and all aspects of the status of each parcel that he or she may desire to purchase BEFORE BIDDING ON THE PARCEL.**

2) You are strongly encouraged to go to the property(ies) you are interested in and examine them in person from the sidewalk or street. You are, however, prohibited from trespassing on the property(ies) or entering into the building(s) This restriction also applies to the highest bidder on the property until the Quit Claim Deed transferring ownership from the County to the new owner is recorded in the County Clerk's Office. Broome County will resell any parcels if the successful bidder does not record their deed and pay the balance due within 30 business days of County notification, and the bidders deposit monies repair/maintenance fee, and auctioneer's fee will be forfeited by the bidder.

3) Maps and tax information are available for each parcel. Tax maps are only representations and may depict a proposed development or road. The County does not guarantee that a development and/or road actually exists, nor does it guarantee the eventual creation of any development and/or road. Tax maps do not represent exact dimensions and are not intended to be used in place of a survey map. Tax maps may not accurately depict the exact location of a property. Bidders are encouraged to obtain the zoning regulations from the municipality where the property is located.

4) No representation is made as to the condition or validity of title for the parcels to be sold. Abstracts of title and land surveys will not be furnished.

5) It is the responsibility of each prospective purchaser to investigate any and all aspects of the status of each parcel that he or she may desire to purchase. **The County makes no representation as to the condition of the property(ies) concerning environmental problems and the County assumes no responsibility for any environmentally hazardous conditions on the property(ies). Each bidder assumes all responsibility for having previously checked the condition of the property(ies).** Before bidding, the bidder or agent should have conducted any investigations he or she may deem necessary, including, but not limited to:

a. The status of the title and description of the property.

b. The existence of any liens, encumbrances or easements affecting the property. To the best of Broome County's knowledge, all interested parties and lien holders have been notified.

c. The effect, if any, of any local laws, ordinances, or Department of Environmental Conservation regulations and/or other legal restrictions or conditions which may affect the premises, including any of the following:

1. Zoning;
2. Subdivision regulations;
3. Sewerage or the presence of any possible toxic or harmful wastes;
4. Water and outstanding water/sewer bills;
5. Any and all other matters pertaining to public health; together with such other matters as the prospective purchaser or his/her agent deems appropriate.

6) Broome County Real Property Tax Service and Broome County Legislature reserves the right to reject any and all bids received, and/or withdraw any parcel at any time. Sub-Surface gas, oil & mineral rights are conveyed with the properties.

7) On The day of the Auction each bid must be settled with the deposit(s), auctioneer fee(s), and if applicable repair/maintenance cost(s). Successful bidders will receive a receipt of the deposit.

Closing will occur after Legislation is approved by Broome County and within 30 business days of notification from the County to the Bidder.

8) It is the successful bidder's responsibility to pay the auctioneer fee of **4.5 % of the bid amount** above the bid price on the day of the auction.

9) All Broome County properties are sold "as is". It is the responsibility of the successful bidder to preview properties, before the auction and to check the zoning and/or building cost, including utility hook-ups. It is also the responsibility of the successful bidder to have an abstract made on their own. All questions regarding zoning & code enforcement on properties must be answered by the appropriate municipality.

BID DEPOSIT REQUIREMENT

a) If the successful bid is under \$1,000.00 the **full amount** of the bid must be paid by the end of the auction. Otherwise, at the end of the auction a deposit of 10% of the bid and the repair/maintenance cost is required to be paid.

b) Certain Properties require repair/maintenance costs. This amount is required to be paid in cash, or by personal check in full to the appropriate vendor. This amount becomes part of the purchase price and is not in addition to the purchase price.

c) In addition to the bid deposit, the successful bidder will be responsible for an administration fee of **\$150.00 (per parcel)** and a **recording fee for the deed(s)**. This is due at **closing** which will occur **after legislation is approved.**

DEPOSITS AND PAYMENTS

Checks are to be payable to **BC Director of OMB** for all properties, auctioneer fees are to be payable to **Mel Manasse & Son, Auctioneers**, repair/maintenance fees are to be payable to **Hawk's Haven Inc.**

Closings will only occur after Broome County Legislature Approval

a) Full payment of bid is required **within thirty (30) business days** after the County Notification when the deed has been prepared, and ready for recording at the Broome County Clerk's Office. At that time, the balance must be satisfied by **certified funds** payable to the **BC Director of OMB.**

b) In addition to the bid amount the successful bidder will be responsible for an **administration fee of \$150.00 (per parcel)** and a **recording fee for the deed (s).**

c) Evictions, if necessary, **(after closing and recording of the deed), are the sole responsibility of the successful bidder.**

d) **The purchaser may not assign his/her right to complete the sale. ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER AS REGISTERED AT THE AUCTION.**

e) No personal property is included in the sale of any of the parcels owned by Broome County. The disposition of **any personal property on any parcel sold shall be the sole responsibility of the successful bidder following closing.**

DEED DESCRIPTION

The County will issue a Quit Claim Deed consisting of the popular description listed in the auction notice. This information has been obtained from the Real Property Tax Service office inventory file and is for ease of identification only. A Broome County Employee will assist the purchaser in the recording of their deed. The Deed will be issued after Legislative approval and required within 30 business days of the notification from the Real Property Tax Department.

DEED RESTRICTIONS

Broome County Real Property Tax Department and/or the Broome County Legislature reserve the right to require that each deed issued will contain a restriction about the prior owner. **This restriction shall require an additional payment equal to the accumulated taxes, penalties, and interest due as of the tax foreclosure. It will apply only if the property is sold to the former owner or his/her spouse or children during the seven years following the purchase.**

POSSESSION

The purchaser may not take possession of the premises until the deed has been recorded. Possession of the parcel(s) may be subject to the occupancy of previous owner(s) and/or tenant(s). **It shall be the responsibility of the purchaser to obtain possession and/or evictions of former occupants.**

WHO CAN BID?

Anyone is eligible to bid except for Broome County employees where a conflict of interest exists; persons who have defaulted on a payment plan for back taxes; and/or anyone who owes delinquent taxes. **If a person who has defaulted on payment plan or anyone who owes delinquent taxes, payment in full for monies owed to the County will be due and collectable at time of closing, in addition to the balances owed on bids.**

Successful bids submitted by any public officer or employee of the County will be reviewed by Broome County Real Property Tax Department and/or the Broome County Legislature, to ensure no conflict of interest exists. Acceptance or rejection of the bid will be based on this review.

TAXES

All Successful Bidders will be responsible for paying the 2021 Village Tax and the 2021-2022 School Tax and any taxes thereafter, regardless of when the closing occurs. **Successful Bidders will not be allowed to enter into a delinquent tax payment on auction property for four (4) years after the closing date.**

NOTICE OF SALE

Notice is hereby given that certain parcels listed below, acquired by the County of Broome, according to Article 11, Title 3, of the Real Property Tax Law of the State of New York, will be sold by public auction. Such auction will be held Thursday, April 29, 2021, @ 5:30 PM at the Manasse Auction Yard, 12 Henry Street (Route 26S), Whitney Point, NY 13862.

Registration will start at 4 PM the day of the Auction and the Auction will start at 5:30 PM. **Broome County Real Property reserves the right to remove any parcel at any time up to the day of the sale.**

If a bid is \$1,000 or less, the full amount is required the day of the auction. If the bid is over \$1,000, 10% of the bid and repair/ maintenance costs are required the day of the auction. An Auctioneer's fee of 4.5 percent is payable in full, separate from any other monies the day of the auction, and is in addition to the sale price of the parcel payable to **Mel Manasse & Son Auctioneers**. For certain properties, repair/maintenance costs may apply, separate from any other monies, and are payable in full directly to the repair/maintenance vendor the day of the auction.

PLEASE NOTE: Please come prepared. Successful bidders will be required to present several checks for different payments for each property purchased.

The successful bidder will be notified by the Department of Real Property Tax Service that within 30 business days of such notification all remaining monies will be due and payable with certified funds.

Failure to pay the balance of the bid price within 30 business days of notification to close will result in forfeiture of all deposits and payments made. Time is of the essence.

Auction conducted by Mel Manasse & Son Auctioneers, Whitney Point, NY.
*All Properties Sold "AS IS" –
Properties Must Be Researched Before Bidding*
Brochure Is to Be Used Only as A Guide, And Is Subject to Change
Updated Material Will Be Available @ www.manasseauctions.com
Statements Made Day of Sale Take Precedence Over Printed Material.

PLEASE NOTE:
Brochure Is Continually Being Updated,
Please Keep Track Of Our Website For Updated Information www.manasseauctions.com

***** PLEASE NOTE CHANGE IN AUCTION LOCATION *****

Manasse Auction Yard
12 Henry Street (Route 26S), Whitney Point, NY

Showing Dates & Times

Friday, April 23, 2021

5:30PM-6:30PM

Sale/Serial #43
Sale/Serial #575

Town of Barker
Town of Lisle

806 Dunham Hill Rd.
2352 Whitney Pt.-Lisle Rd.

Saturday, April 24, 2021

9:30AM-10:30AM

Sale/Serial # 280
Sale/Serial # 847

Town of Colesville
Town of Sanford

525 North Rd.
19 Dean St.

11:00AM-12Noon

Sale/Serial #
Sale/Serial #306

City of Binghamton
Town of Conklin

7 Elm St.
17 Maxwell Ct.

11:30AM-12:30PM

Sale/Serial # 1393

Town of Vestal

108 Carol Ave.

1:00PM-2:00PM

Sale/Serial #

Town of Union

7 East Maine Rd.

2:30PM-4:00PM

Sale/Serial #840
Sale/Serial #892
Sale/Serial #893

Town of Union
Town of Union
Town of Union

320 Arthur Ave. N
315 Oak Hill Ave.
305 Oak Hill Ave.

Sunday, April 25, 2021

11:00AM-12:30PM

Sale/Serial # 1086
Sale/Serial # 1123
Sale/Serial # 1128

Town of Union
Town of Union
Town of Union

224 Corliss Ave.
228 Hudson St.
243 Harrison St.

1:00PM-2:15PM

Sale/Serial # 1080
Sale/Serial #1081
Sale/Serial # 1278

Town of Union
Town of Union
Town of Union

6 Main St. Ter.
78 Main St.
156 Ackley Ave.

2:30PM-3:30PM

Sale/Serial #1116
Sale/Serial # 1236
Sale/Serial # 1249

Town of Union
Town of Union
Town of Union

87 Bernice St.
902 Broad St.
409 McKinley Ave.

4:00PM-5:30PM

Sale/Serial #: 161
Sale/Serial #: 162
Sale/Serial #: 163

Town of Chenango
Town of Chenango
Town of Chenango

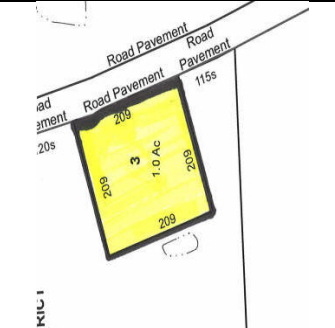
69 Kattelville Rd.
191 Airport Rd.
185 Airport Rd.

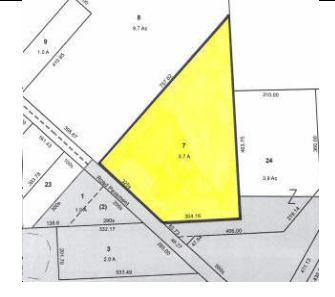
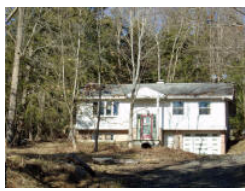
**AUCTION WILL BE DONE WITH RULES & REGULATIONS,
AS WELL AS LIMITATION TO NUMBER OF PEOPLE
ALLOWED IN THE OFFICE AT A TIME -
FOR THE SAFETY OF OUR VALUED CUSTOMERS AND STAFF!
WASH STATIONS & HAND SANITIZER WILL BE AVAILABLE;
MASKS REQUIRED!!**

**AUCTION WILL BE AN OPEN-AIR AUCTION
WITH PLENTY OF ROOM FOR SOCIAL DISTANCING;**

Town of Barker

<p>Sale / Serial #: 18 Town of Barker Address: 7672 NYS Rte 79 Lot Size: 0.72 Ac. Lot, 140 FF Tax Map #: 042.07-1-8 Assessment: \$41,700 Description: 210 – 1 Family Res., Tan Sided Sgl Family, 2-Sty Home On Lot, 1 Car Shed in Back, Vacant School: Whitney Point Directions: Diagonal From Int. of Rt 79 & Barker Rd., Right Next To Barker Hwy Garage</p>		
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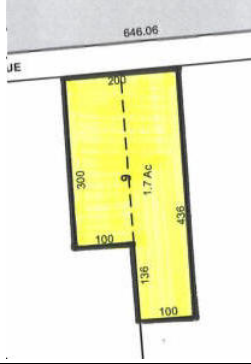
<p>Sale / Serial #: 28 Town of Barker Address: 265 King St Lot Size: 1.00 Acre Lot, 209FF Tax Map #: 048.04-1-3 Assessment: \$2,600 Description: 312 – Vac w/ imprv., Wooded Lot, Improvements? School: Chenango Forks Directions: Rt. 11 to Knapp Rd, to Left on King St, or Rt 11 to Emerson Rd to Right on King St.</p>		<p style="text-align: center;">NO PIC</p>
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<p>Sale / Serial #: 43 Town of Barker Address: 806 Dunham Hill Rd Lot Size: 5.68 Ac. Lot, 325 FF Tax Map #: 054.02-2-7 Assessment: \$136,400 Description: 210 – 1 Family Res., White Vinyl Sided, Sgl Family Raised Ranch on 5.6 Acres, sits up on hill with small shed; 1 Car Grg Underneath; Vacant School: Whitney Point, Directions: Rt. 11 in Castle Creek to Dunham Hill Rd, 1.8 Miles to Property on Right Showing: Fri. 4/23, 5:30PM-6:30PM</p>		
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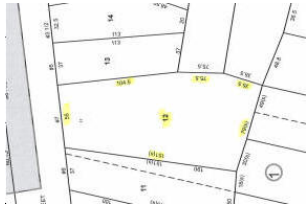
City of Binghamton

<p>Sale / Serial #: 115 City of Binghamton Address: 658 Park Ave. Lot Size: 1.69 Ac, 200FF Tax Map #: 192.03-2-9 Assessment: \$32,000.00 Description: 210 – 1 Family Res., White Vinyl Sided Sgl. Story Home / Bungalow w/ Wood Sided Addition Pond?, Vacant School: Susquehanna Valley</p>		
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Directions: Vestal Ave. To Park Ave.,
3.2 Mi to House On Right

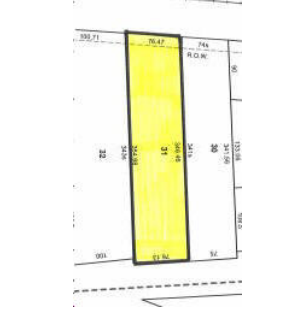


Sale / Serial #:
City of Binghamton
Address: 7 Elm St.
Lot Size: 55FF x 166
Tax Map #: 144.80-1-12
Assessment: \$55,526
Description: 210 – 1 Family Res., Tan Vinyl Sided Sgl. Family 2-Story Home w/ Brown Front Porch, Decent Home On Quiet Street
School: Binghamton
Directions: Main St To Oak St North To Elm St.
Showing: Sat. 4/24, 11AM-12Noon

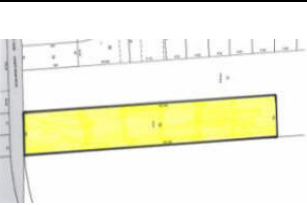


Town of Chenango

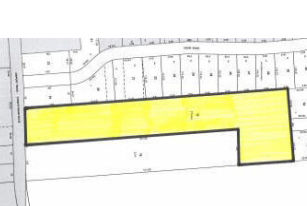
Sale / Serial #: 161
Town of Chenango
Address: 69 Kattelville Rd.
Lot Size: 0.61 Ac. Lot, 76 FF
Tax Map #: 095.18-2-31
Assessment: \$112,031
Description: 210 – 1 Family Res., Wood Sided Sgl Family Home, Vacant
School: Chenango Valley
Directions: Rt 12A to Kattelville Rd., Approx ½ Mile to Property on Left
Showing: Sun. 4/25, 4PM-5:30PM



Sale / Serial #: 162
Town of Chenango
Address: 191 Airport Rd
Lot Size: 3.00 Ac. Lot, 145 FF
Tax Map #: 096.05-1-10
Assessment: \$85,364
Description: 210 – 1 Family Res., White Sgl Family Sgl Story Home on 3 Acre Lot with Shed/Older Home in Back?, in Area of Nice Homes, Near School, Vacant
School: Chenango Forks
Directions: Rt 12 to River Rd (@ Bottom of Kattelville Hill), 2 Miles To Right On Airport Rd, ½ Mile to Property on Right
Showing: Sun. 4/25, 4PM-5:30PM

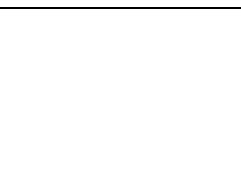
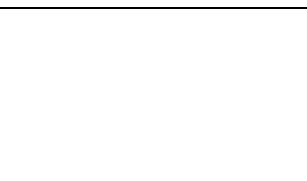


Sale / Serial #: 163
Town of Chenango
Address: 185 Airport Rd
Lot Size: 4.6 Ac. Lot, FF?
Tax Map #: 096.05-1-11
Assessment: \$105,594
Description: 210 – 1 Family Res., Blue Sgl Family, Sgl Sty Home on 4.6 Acres, in Area of Nice Homes, Near School, Vacant
School: Chenango Forks
Directions: Rt 12 to River Rd (@ Bottom of Kattelville Hill), 2 Miles To Right On Airport Rd, ½ Mile to Property on Right
Showing: Sun. 4/25, 4PM-5:30PM



Town of Colesville

Sale / Serial #: 280
Town of Colesville
Address: 525 North Rd.
Lot Size: 2.30 Ac. Lot, 169 FF
Tax Map #: 132.03-1-25
Assessment: \$87,124
Description: 210 – 1 Family Res., Tan Vinyl Sided Single Story Manufactured Home with Concrete Block Foundation,

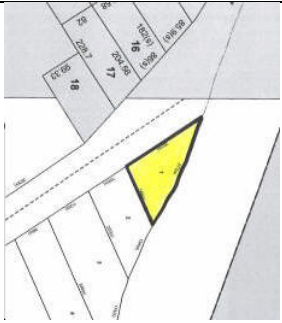


Porch, 2-Car Detached Garage with Overhead Area, Additional Outbuildings, Nice Setting, Vacant
School: Windsor
Directions: 186 to Belden Hill Exit, Left off Exit to North Rd. Approx. 2.5 Miles to Property on Left
Showing: Sat. 4/24, 9:30AM-10:30AM



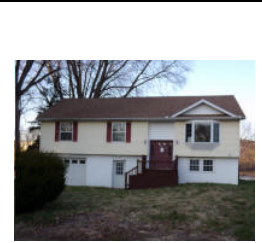
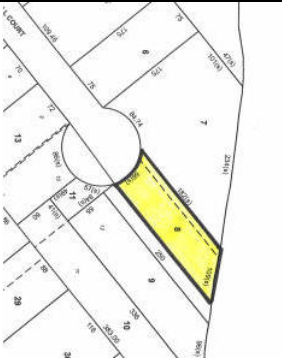
Town of Conklin

Sale / Serial #: 302
Town of Conklin
Address: 861 Conklin Rd.
Lot Size: .28 Ac. Lot, 207 FF
Tax Map #: 162.14-2-1
Assessment: \$919
Description: 311 – Res Vac Land, Vacant lot behind guardrails on bend, backs up to river
School: Susquehanna Valley
Directions: Rt 7/Conklin Rd., just South of Int of Conklin Rd & Conklin Kirkwood Rd on Bend on Left

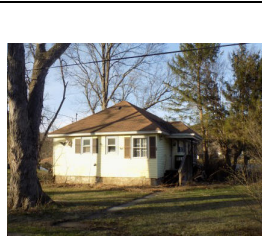


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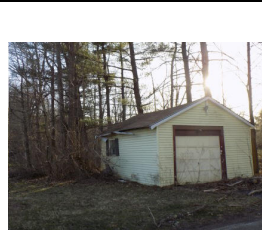
Sale / Serial #: 306
Town of Conklin
Address: 17 Maxwell Ct.
Lot Size: 0.36 Ac. Lot, 99 FF
Tax Map #: 178.07-1-8
Assessment: \$66,403
Description: 210 – 1 Family Res., Nice Yellow Vinyl Sided Split Level Sgl. Family Home with Red Shutters, On Nice Quiet St, with 1-Car Garage Underneath, Vacant
School: Susquehanna Valley
Directions: Rt 7/Conklin Rd in Conklin to Maxwell Ct., (Dead End St) to Property on Bend on Left
Showing: Sat. 4/24, 11AM-12Noon



Sale / Serial #: 344
Town of Conklin
Address: 32 Stillwater Rd.
Lot Size: 100 FF x 150 Lot
Tax Map #: 228.11-2-37
Assessment: \$31,621
Description: 210 – 1 Family Res., Cute Small Yellow Vinyl Sided Single Story with Brown Shutters, Single Family Home/Cottage, Double Lot, Vacant
School: Susquehanna Valley
Directions: Route 7 to Stillwater Rd, .3 miles to Property on Left



Sale / Serial #: 342
Town of Conklin
Address: 33 Stillwater Rd.
Lot Size: 50 FF
Tax Map #: 228.11-1-30
Assessment: \$1,443
Description: 314 – Rural Vac < 10., Small Yellow Vinyl Sided Garage/Shed On Open/Wooded Lot
School: Susquehanna Valley
Directions: Route 7 to Stillwater Rd, .3 miles to Property on Right

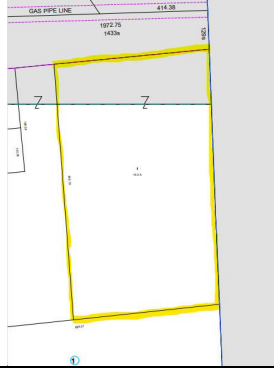


Town of Dickinson

Sale / Serial #: 357
Town of Dickinson
Address: 20 Rogers Mountain Way
Lot Size: 10.00 Ac. Lot, No FF
Tax Map #: 129.14-1-1
Assessment: \$6,849



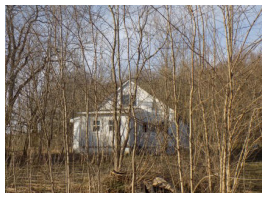
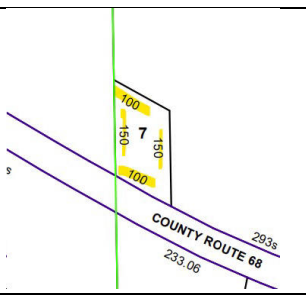
Description: 311 – Res Vac Land., Property on Left Across From #38, Landlocked
School: Chenango Valley
Directions: Phelps St to Rogers Mountain Way



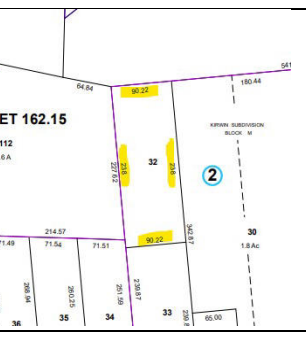
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Town of Kirkwood

Sale / Serial #: 447
Town of Kirkwood
Address: 1009 Old State Rd
Lot Size: 100 FF x 150 Ac. Lot
Tax Map #: 130.02-1-7
Assessment: \$30,189
Description: 210 – 1 Family Res., Small White Sided 2 Story Single Family Home, Vacant
School: Harpursville
Directions: West Colesville Rd to Old State Rd, Approx. 3.3 miles to Property on Right OR Stratmill Rd to Old State Rd, .8 miles to Property on Left

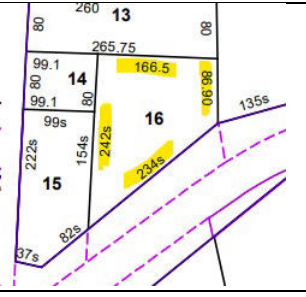


Sale / Serial #: 450
Town of Kirkwood
Address: 33 William St Rear
Lot Size: 90 x 238 Ac. Lot, No Frontage
Tax Map #: 162.15-2-32
Assessment: \$302
Description: 311 – Res Vac Land., Landlocked lot behind #35 Williams
School: Windsor
Directions: Crescent St, turn to Williams St by Five Mile Point Fire Co.



NO
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Sale / Serial #: 482
Town of Kirkwood
Address: 401 Foley Rd.
Lot Size: 0.65 Ac. Lot, 234 FF
Tax Map #: 163.02-1-16
Assessment: \$9,811
Description: 314 – Rural Vac <10., Vacant Side Hill Lot, Just Past Mailbox #402
School: Windsor
Directions: 186 to Exit 76 - Foley Rd, Left at End of Exit, Right on Foley Rd, .7 miles to Property on Left, Just Past Harvey Smith Rd and Mailbox #402



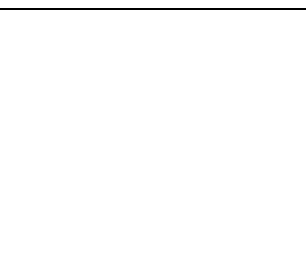
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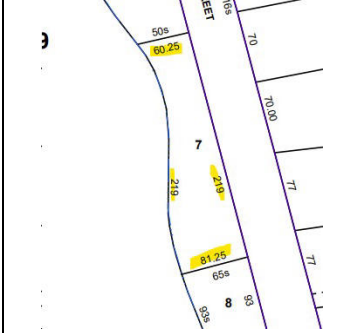
Sale / Serial #: 487
Town of Kirkwood
Address: 32 Colton Ave.
Lot Size: 0.23 Ac. Lot, 253 FF
Tax Map #: 178.02-2-35
Assessment: \$1,509
Description: 311 – Res Vac Land., Vacant Wooded lot at end of Riverview, Backs up to I81, In Nice Quiet Area of Homes
School: Windsor
Directions: Route 11 to Riverview to Colton Ave, Property straight ahead at T of Colton and Riverview



NO
PIC

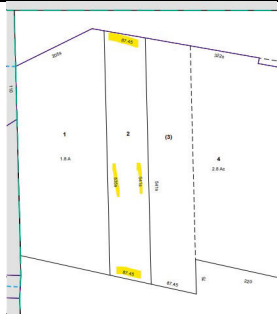
Sale / Serial #: 497
Town of Kirkwood
Address: 179 Main St.
Lot Size: 0.26 Ac. Lot, 219 FF, 219 FF River Frontage
Tax Map #: 211.09-1-7
Assessment: \$7,547
Description: 210 – 1 Family Res., Wood Sided Single Family Single Story home that borders the river, Rough, Vacant
School: Susquehanna Valley
Directions: On Main St. Approx. ¼ miles from Intersection of Bridge St and Main St.





Town of Lisle

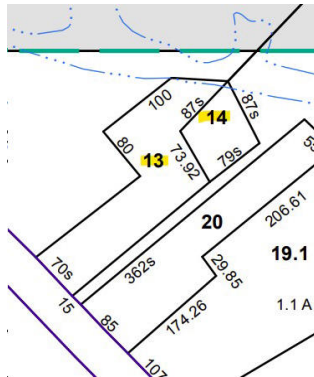
Sale / Serial #: 519
Town of Lisle
Address: 9585 NYS Rte 79
Lot Size: 1.08 Ac. Lot, 87 FF
Tax Map #: 019.14-1-2
Assessment: \$9,485
Description: 314 – Rural Vac <10., Vacant Wooded Lot on Hill Just Past House # 9589
School: Whitney Point
Directions: Less than 3 miles out of Lisle on Left



NO PIC

THE FOLLOWING TWO PROPERTIES WILL BE SOLD TOGETHER

Sale / Serial #: 575
Town of Lisle
Address: 2352 Whitney Pt-Lisle Rd.
Lot Size: 0.66 Ac. Lot, 70 FF
Tax Map #: 027.04-1-13
Assessment: \$172,371
Description: 280 Res. Multiple, (2) Sgl Family Houses, (1) White with Green Shingle Roof - Vacant, Back House White w/ Black Shutters, Rough - Vacant, 2-Car Garage in Back



Sale / Serial #: 589
Town of Lisle
Address: 2354 Whitney Pt-Lisle Rd
Rear
Lot Size: 0.14 Ac. Lot
Tax Map #: 027.04-1-14
Assessment: \$103
Description: 314 – Rural Vac <10, Located Behind #2352, No Road Frontage, Landlocked
School: Whitney Point
Directions: Main St in WP Becomes WP/Lisle Rd, Property Located Approx 0.8 Mile From Greene's Do-It Center On Right
Showing: Fri. 4/23, 5:30PM-6:30PM

Town of Maine

Sale / Serial #: 590
Town of Maine
Address: 95 Kay Rd.
Lot Size: 27.32 Ac. Lot, 250FF
Tax Map #: 073.02-1-19.11
Assessment: \$66,667
Description: 210 – 27.32 Acre Vacant Parcel, Mostly Wooded
School: Maine-Endwell
Directions: In Maine, Take Newark Valley Rd To Right On Kay Rd, Property On Left Just Past House #187



NO PIC

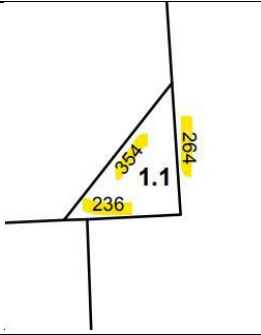
Sale / Serial #: 627
Town of Maine
Address: 889 East Maine Rd.
Lot Size: 1.46 Ac. Lot, 150FF
Tax Map #: 092.02-2-11
Assessment: \$71,000

Description: 210 – 1 Family Res., White Vinyl Sided, 2-Story Single Family Home, Solid, Needs Work
School: Maine-Endwell
Directions: Route 26 To East Maine Road, 3.1 Mi To Property



Town of Nanticoke

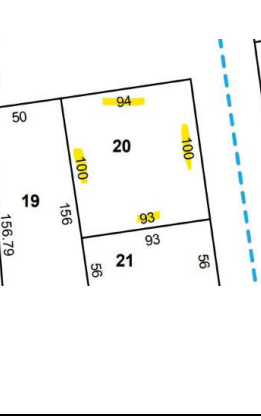
Sale / Serial #: 627
Town of Nanticoke
Address: 1031 Nanticoke Rd.
Lot Size: 0.70 Ac. Lot, No FF
Tax Map #: 045.00-1-1.1
Assessment: \$182
Description: 314 – Rural Vac <10, Landlocked
School: Whitney Point
Directions: Route 26 To Cherry Valley To Nanticoke Road, Property Near Int.



NO PIC

Town of Sanford

Sale / Serial #: 847
Town of Sanford
Address: 19 Dean St.
Lot Size: .21 Ac. Lot, 100 FF on Dean St, 94 FF on Clark St.
Tax Map #: 187.19-1-20
Assessment: \$93,036
Description: 483 – Converted Red., Lime Green / Red Sided 2-3 Family, 2-Story home with 1 car detached garage on corner lot, convenient location
School: Deposit
Directions: In Deposit, Second Street (Old 17) to Dean St., Corner of Dean St. and Clark St.
Showing: Sat. 4/24, 9:30AM-10:30AM



Town of Triangle

Sale / Serial #: 719
Town of Triangle
Address: 8 Perry St.
Lot Size: 0.26 Ac. Lot, 50 FF
Tax Map #: 027.16-1-6
Assessment: \$62,268
Description: 210 – 1 Family Res., White Wood Sided Sgl Family, 2 Sty Home with Blue Trim, Home in poor condition, shed falling down in back, Additional Large Garage Shed, on quiet dead end street, vacant
School: Whitney Point
Directions: Main St in Whitney Point to Whitney Point Lisle Rd, Approx 1/2 Mile to Right on Perry St



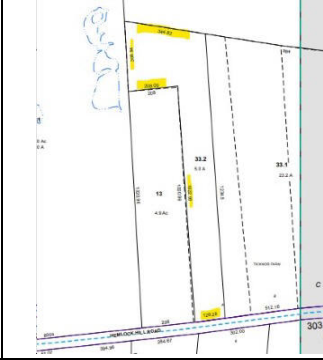
Sale / Serial #: 758
Town of Triangle
Address: 137 Fuller Rd.
Lot Size: 4.30 Ac. Lot, 836 FF
Tax Map #: 002.00-1-4
Assessment: \$18,969
Description: 314 – Rural Vac <10, 4.3 Ac. Vacant Wooded Lot on Seasonal Use Rd
School: Whitney Point
Directions: Penelope Rd to Fuller Rd (Dead End Rd) on Seasonal Use Portion of Rd; 0.7 Miles to Property on Left



NO PIC

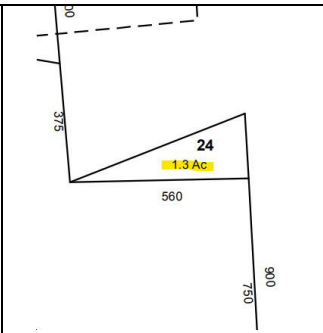
Sale / Serial #: 764

Town of Triangle
Address: 257 Hemlock Hill Rd.
Lot Size: 5.02 Ac. Lot, 128 FF
Tax Map #: 007.04-1-33.2
Assessment: \$20,515
Description: 314 – Rural Vac<10, Nice Open 5 Acre Vacant Parcel
School: Whitney Point
Directions: Rt 26 N out of Whitney Point to Upper Lisle to Right on Hemlock Hill Rd., 1.2 miles to property On Left, just past #253



NO PIC

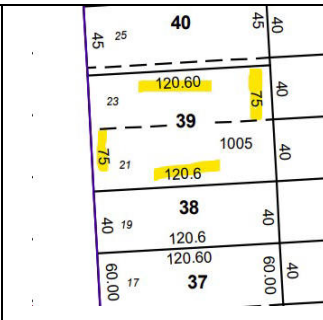
Sale / Serial #: 779
Town of Triangle
Address: 544 Page Brook Rd.
Lot Size: 1.32 Ac. Lot, No FF
Tax Map #: 022.00-1-24
Assessment: \$1,340
Description: 314 – Rural Vac<10, Landlocked, 1.3 Acre Parcel
School: Whitney Point
Directions: Rt. 26N out of Whitney Point to Right on Page Brook Rd, Approx. 2.4 Miles, Property is Landlocked



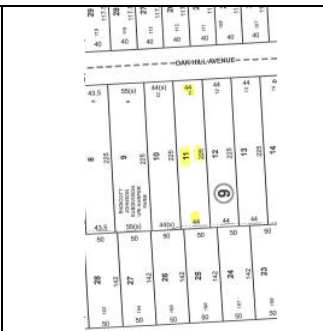
NO PIC

Town of Union

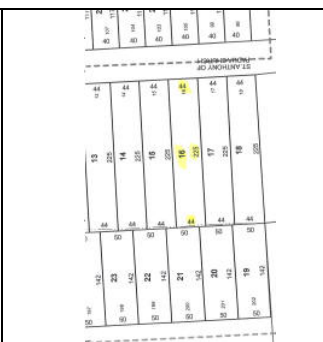
Sale / Serial #: 840
Town of Union
Address: 320 Arthur Ave N
Lot Size: 75FF x 120' Lot
Tax Map #: 141.15-4-39
Assessment: \$90,024
Description: 210 – 1 Family Res., White Vinyl Sided, Sgl Fam 2-Story Home w/ 2-Car Attached Garage, Blacktop Driveway, Newer Replacement Windows, Nice Area, Vacant
School: Union-Endicott
Directions: Pine St or Jenkins St to N. Arthur Ave
Showing: Sat. 4/24, 2:30PM-4PM



Sale / Serial #: 892
Town of Union
Address: 315 Oak Hill Ave.
Lot Size: 44 x 225'
Tax Map #: 141.14-9-11
Assessment: \$94,891
Description: 210 – 1 Family Res., Nice 2-Sty. Yellow Vinyl Sided, 1-Car Detached Garage, Vacant
School: Union-Endicott
Directions: North St To Oak Hill Ave, Past Int. Of Jenkins On Left
Showing: Sat. 4/24, 2:30PM-4PM



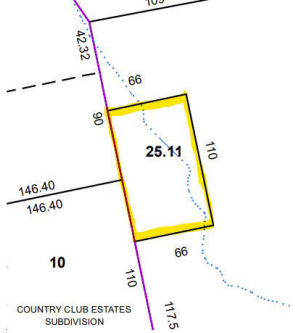
Sale / Serial #: 893
Town of Union
Address: 305 Oak Hill Ave.
Lot Size: 44 x 225'
Tax Map #: 141.14-9-16
Assessment: \$ 104,623
Description: 210 – 1 Family Res., Tan Brick Stately 2-Story Single Family Home w/ Nice Porch In Nice Neighborhood, Vacant
School: Union-Endicott
Directions: North St To Oak Hill Ave, Past Int. Of Jenkins On Left
Showing: Sat. 4/24, 2:30PM-4PM



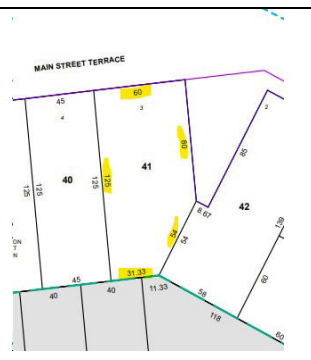
Sale / Serial #: 898
Town of Union
Address: 3901 Watson Blvd - Inside Lot.
Lot Size: 0.17 Ac. Lot
Tax Map #: 142.14-2-25.11
Assessment: \$12,165
Description: 311 – Res Vac Land,

NO PIC

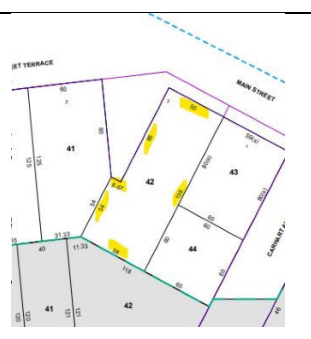
andlocked
School: Maine-Endwell



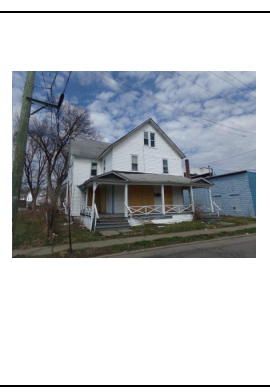
Sale / Serial #: 1080
Town of Union
Address: 6 Main St Ter.
Lot Size: 60FF x 130
Tax Map #: 143.66-2-41
Assessment: \$233,577
Description: 411 - Apartment, Large 3-Story Stucco/Stone-Type Apt/Multi Family Bldg @ End of Street, Porches On Front & Back of Bldg, Vacant
School: Johnson City
Directions: Main St to Floral Ave to Right on Cleveland Ave, Straight to Dead End/Main St Terrace, Property on Right
Showing: Sun. 4/25, 1PM-2:15PM



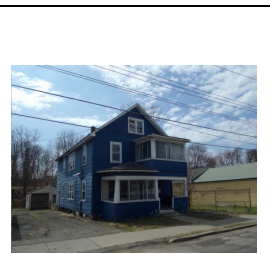
Sale / Serial #: 1081
Town of Union
Address: 78 Main St.
Lot Size: 50 x 140, 50FF on Main, 140FF on Main St Ter.
Tax Map #: 143.66-2-42
Assessment: \$216,545
Description: 411 - Apartment, Large White 3-Story Vinyl Sided & White Brick Bldg, Apartment/Multi-Family Bldg., Fronts on Main St Behind Guardrails, but also access through Main St Terrace
School: Johnson City
Directions: Main Street Near Int. of Main & Carhart, Sits Behind Guardrails
Showing: Sun. 4/25, 1PM-2:15PM



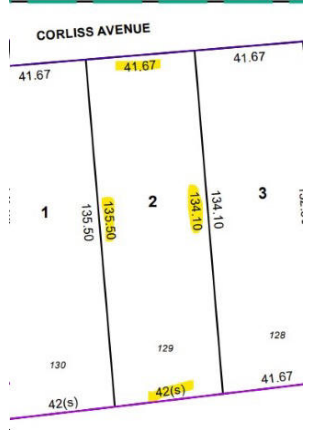
Sale / Serial #: 1082
Town of Union
Address: 29-31 Carhart Ave.
Lot Size: 60FF x 60
Tax Map #: 143.66-2-44
Assessment: \$94,891
Description: 411 - Apartment, Lg White Vinyl Sided 3-Sty Apartment/Multi Family Building, Porch Safe?, Vacant
School: Johnson City
Directions: Main St to Carhart Ave, Property on Right



Sale / Serial #: 1086
Town of Union
Address: 224 Corliss Ave.
Lot Size: 0.13 Ac. Lot, 41FF
Tax Map #: 143.72-1-2
Assessment: \$77,859
Description: 220 - 2 Family Res., Blue Wood Sided 3-Sty 2-Family Home with Small Garage in Rear, Nice Backyard, Vacant
School: Johnson City
Directions: Main St. to Albert St (Near NYPENN Trade Bldg), to Corliss;



Corliss Ave runs parallel with Main St,
near Wilson Hospital
Showing: Sun. 4/25, 11AM-12:30PM

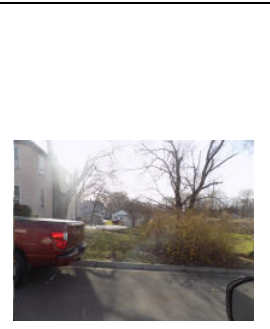
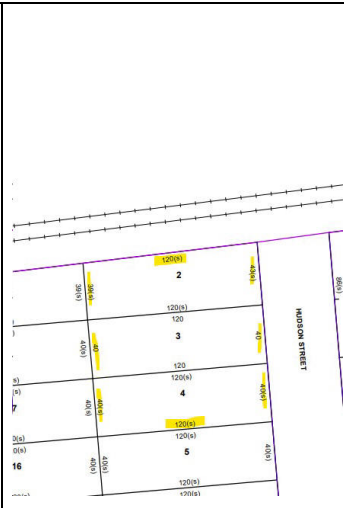


**THE FOLLOWING 3 PARCELS
WILL BE SOLD TOGETHER**

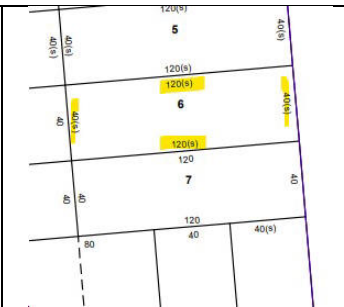
Sale / Serial #: 1088
Town of Union
Address: 132 Hudson St.
Lot Size: 43 FF x 120
Tax Map #: 143.72-2-2
Assessment: \$60,827
Description: 311 0 Res Vac Land,
Vacant open lot

Sale / Serial #: 1089
Town of Union
Address: 136 Hudson St.
Lot Size: 40 x 120 Ac. Lot
Tax Map #: 143.72-2-3
Assessment: \$8,516
Description: 311 – Res Vac Land,
Vacant Open Lot

Sale / Serial #: 1090
Town of Union
Address: 140 Hudson St.
Lot Size: 40 x 120 Ac. Lot
Tax Map #: 143.72-2-4
Assessment: \$8,516
Description: 311 – Res Vac, Vacant Lot
with Fence On
School: Johnson City
Directions: Grand Ave to Hudson St. to
lot on Left next to tracks

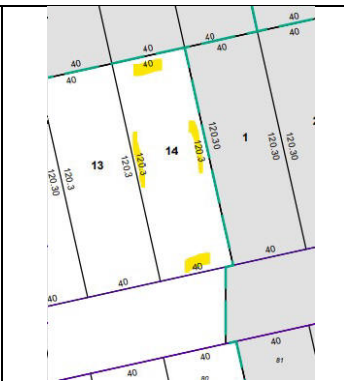


Sale / Serial #: 1091
Town of Union
Address: 148 Hudson St.
Lot Size: 40 x 120
Tax Map #: 143.72-2-6
Assessment: \$8,516
Description: 311 – Res Vac Land,
Vacant Open Lot
School: Johnson City
Directions: Grand Ave to Hudson (Dead
End), Lot on Left



NO PIC

Sale / Serial #: 1116
Town of Union
Address: 87 Bernice St.
Lot Size: 40 x 120 Ac. Lot
Tax Map #: 143.78-1-14
Assessment: \$72,993
Description: 210 – 1 Family Res., Nice
Small Single Family White Vinyl Sided
Home with Sm Garage in Back &
Fenced in Backyard, on Nice Quiet St.
School: Johnson City
Directions: Near JC Circle, Riverside
Dr to Bernice St to property on Right
Showing: Sun. 4/25, 2:30PM-3:30PM

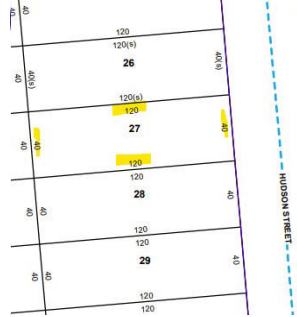


Sale / Serial #: 1123
Town of Union
Address: 228 Hudson St.
Lot Size: 40 FF x 120
Tax Map #: 143.80-2-27
Assessment: \$80,292
Description: 210 – 1 Family Res.,
White and Red Wood Sided 2 Story

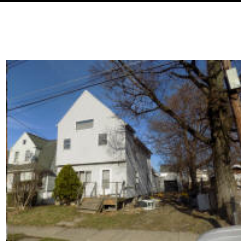
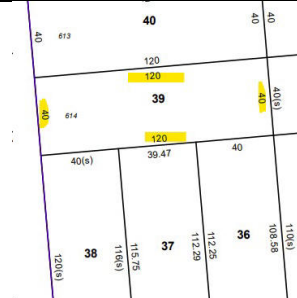


NO PIC

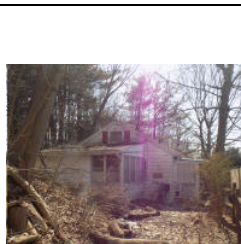
Single Family Home, Very Stately,
 Vacant
School: Johnson City
Directions: Floral Ave to Hudson St.
Showing: Sun. 4/25, 11AM-12:30PM



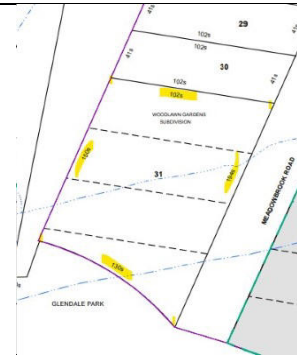
Sale / Serial #: 1128
Town of Union
Address: 243 Harrison St.
Lot Size: 40 FF x 120
Tax Map #: 143.80-3-39
Assessment: \$75,426
Description: 210 - 1 Family Res., Gray Vinyl Sided 2-Story Single Family Home with 1-Car Detached Garage, Vacant
School: Johnson City
Directions: Floral Ave to Harrison St.
Showing: Sun. 4/25, 11AM-12:30PM



Sale / Serial #: 1156
Town of Union
Address: 415 Hazel Ave.
Lot Size: 70 x 166 Ac. Lot
Tax Map #: 156.16-6-7
Assessment: \$58,394
Description: 210 - 1 Family Res., White Sided Small Home with Red Shutters, Poor Condition, Home Has No Driveway, Vacant
School: Union-Endicott
Directions: Rt 17C Main St to Moss Ave, to Right on Lillian, to Left on Hazel, All the way at end on Right

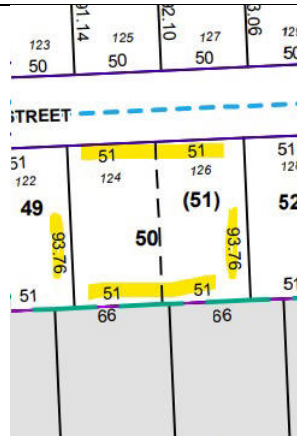


Sale / Serial #: 1160
Town of Union
Address: 807 Meadowbrook Rd.
Lot Size: 194 x 130 Deep Lot
Tax Map #: 156.27-2-31
Assessment: \$487
Description: 311 - Res Vac Land, Lots are on A Paper St Never Developed
School: Union-Endicott
Directions: Rt. 26N in Union Center, to Carl St, to Left On Harvard St, to Left on Calumet St (A Paper St) to Rt on Meadowbrook Rd



NO PIC

Sale / Serial #: 1171
Town of Union
Address: 124 Wendell St. E
Lot Size: 102FF x 94' Lot
Tax Map #: 157.05-7-50
Assessment: \$3,650
Description: 311 - Res Vac Land, Vacant Wooded Lot, Next To Yellow House # 122
School: Union-Endicott
Directions: Rt. 26N (Nanticoke Ave) to East Wendell St., Go To Top, Lot on Right

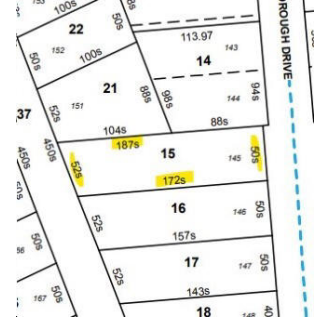


NO PIC

Sale / Serial #: 1221
Town of Union
Address: 320 Scarborough Dr.
Lot Size: 50FF x 180
Tax Map #: 157.08-7-15
Assessment: \$2,433

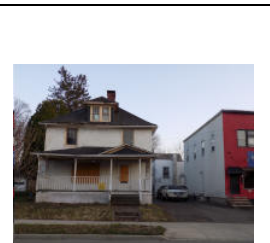
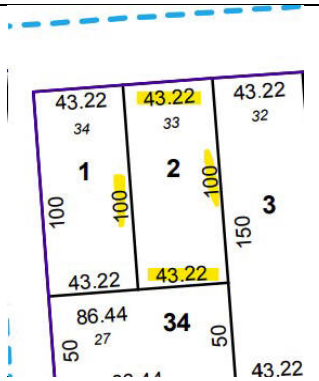


NO PIC

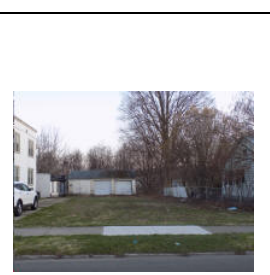


Description: 340 – Vacant Indus.,
 Vacant Lot 50' x 180', Shed
School: Maine-Endwell
Directions: Rt. 17C by Town of Union
 Hwy, Lot on Right Just Past Brick Bldg.
 320

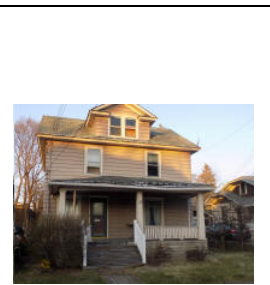
Sale / Serial #: 1236
Town of Union
Address: 902 Broad St.
Lot Size: 43FF x 100
Tax Map #: 157.10-5-2
Assessment: \$92,457
Description: 220 – 2 Family Res, White
 Stucco Sided, 2-Sty, 2 Family Home,
 Needs Work, Vacant
School: Union-Endicott
Directions:
Showing: Sun. 4/25, 2:30PM-3:30PM



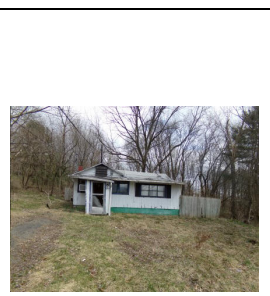
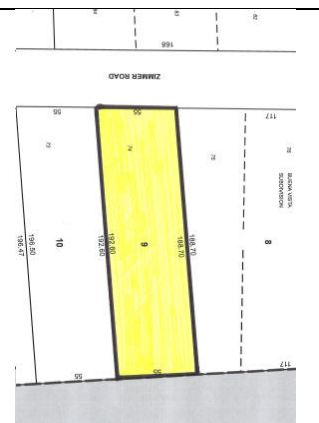
Sale / Serial #: 1238
Town of Union
Address: 606 Broad St.
Lot Size: 50FF x 153
Tax Map #: 157.10-6-12
Assessment: \$9,732
Description: Vacant Lot with Small 3-
 Bay Garage in Rear, Garage is Yellow
 Wood Sided
School: Union-Endicott
Directions: Washington Ave to Broad
 St. Almost to End on Left Between 604
 & 608



Sale / Serial #: 1249
Town of Union
Address: 409 McKinley Ave.
Lot Size: 50FF x 169
Tax Map #: 157.11-6-47
Assessment: \$3,650
Description: 210 – 1 Family Res., Tan
 Wood Sided 2-Sty, Sgl Fam Home with
 Paved Driveway, 2-Sty, Vacant
School: Union-Endicott
Directions: Rt 17C-Main St. to Adams
 St, To Tracy St. to McKinley Ave, Right
 Next to Hwy Connector
Showing: Sun. 4/25, 2:30PM-3:30PM



Sale / Serial #: 1262
Town of Union
Address: 620 Zimmer Ave.
Lot Size: 55 x 191
Tax Map #: 157.21-1-9
Assessment: \$27,981
Description: 210 – 1 Family Res.,
 White w/ Green Foundation & Black
 Shutters, Small Shed In Rear, Rough
School: Union-Endicott
Directions: Carden St In West Corners
 To Lawrence Ave To Zimmer (Dead End
 St), Last One On Street



Sale / Serial #: 1278

Town of Union

Address: 156 Ackley Ave

Lot Size: 60 x 95 Ac. Lot

Tax Map #: 159.32-3-4

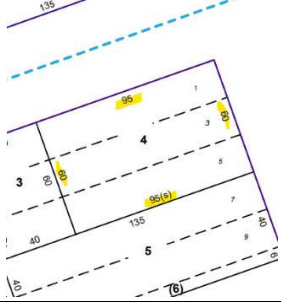
Assessment: \$133,820

Description: 411 - Apartment, 3-4 Family White Sided / Yellow Stucco Apartment Bldg. On Corner Lot, Vacant

School: Johnson City

Directions: Floral Ave or Riverside Drive to Ackley Ave., On Corner Lot

Showing: Sun. 4/25, 1PM-2:15PM



Sale / Serial #:

Town of Union

Address: 7 East Maine Rd

Lot Size: .39 Acre, 269FF

Tax Map #: 127.12-1-4

Assessment: \$4,300

Description: 311 - Older Manuf. Home On Lot, Needs Work

School: Johnson City

Directions: Stella Ireland Rd, 2 Mi. To Left On East Maine Road, 2nd Place On Right

Showing: Sat. 4/24, 1PM-2PM



Town of Vestal

Sale / Serial #: 1346

Town of Vestal

Address: 603 Echo Rd.

Lot Size: 1.34 Ac. Lot - No Road Frontage

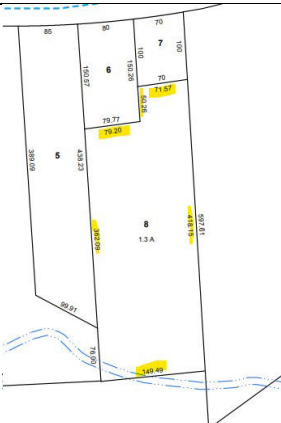
Tax Map #: 173.18-2-8

Assessment: \$10,100

Description: 311 - Res Vac Land, Vacant Wooded Lot, No Road Frontage, Directly Behind House #605 & Small Blue House, Shed

School: Vestal

Directions: In Vestal 5-Corners, Take Main St., To Right on Echo Rd, Go 7/10 Miles to place on left



NO
PIC

Sale / Serial #: 1373

Town of Vestal

Address: 1300 Holly Hill Rd.

Lot Size: 1.49 Ac. Lot

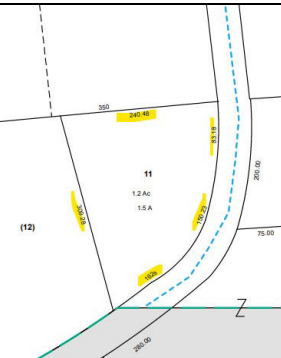
Tax Map #: 174.06-1-11

Assessment: \$81,000

Description: 311 - Res Vac Land, Vacant Wooded Lot in Area of High End Homes, 395FF, Lot Ends Across From White Gate

School: Vestal

Directions: Vestal Pkwy to Rano Blvd to Right on Lynnhurst Dr., to Holly Hill Rd., Go 6/10 Mile to Lot on Right, On Bend On Right



NO PIC

Sale / Serial #: 1391

Town of Vestal

Address: 133 Sandy Dr.

Lot Size: 0.32 Ac. Lot, 75FF

Tax Map #: 189.16-1-59

Assessment: \$400

Description: 311 - Res Vac Land, Vacant Lot, Wooded, Borders Creek In Rear

School: Vestal

Directions: Rt 26 South to Sandy Dr., to End to Left on Gary Dr., Lot On Right Across From Home 1820



NO PIC

Sale / Serial #: 1392

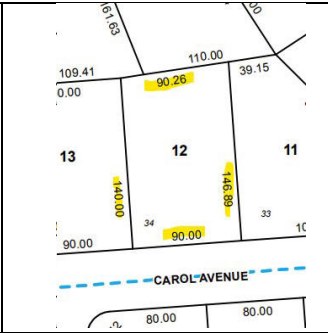
Town of Vestal

Address: 1825 Gary Dr.
Lot Size: 0.27 Ac. Lot, 100 FF
Tax Map #: 189.16-1-63
Assessment: \$300
Description: 311 – Res Vac Land, Vacant Lot, Borders Creek - Paper St - Not Finished All Way, Vac. Wooded Lot
School: Vestal
Directions: Rt. 26 South At I-17, 2 Miles to Sandy Dr., Go To End, Lot on Right



NO PIC

Sale / Serial #: 1393
Town of Vestal
Address: 108 Carol Ave.
Lot Size: 0.30 Ac. Lot, 90FF
Tax Map #: 189.16-3-12
Assessment: \$100,000
Description: 210 – 1 Family Res., White Sided Ranch Home with 1-Car Attached Garage, Vacant, 2 BR, 1 Bath, 1000 SF, In Area of Nice Homes
School: Vestal
Directions: Rt 26 South / Rt 17/86, Go 3 Miles to Right on Carol Ave
Showing: Sat. 4/24, 11:30AM-12:30PM



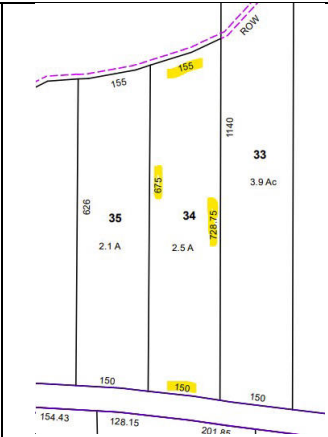
Sale / Serial #: 1417
Town of Vestal
Address: 209 Underwood Rd.
Lot Size: 8.59 Ac. Lot, No Road Frontage
Tax Map #: 222.01-1-8
Assessment: \$39,200
Description: 314 – Rural Vac <10, Open & Wooded Vacant Lot, No Road Frontage, Behind House 213 & 225
School: Vestal
Directions: Take Tracy Creek Rd to Underwood Rd, Go 1 Mile to Lot Behind House # 213 & 225



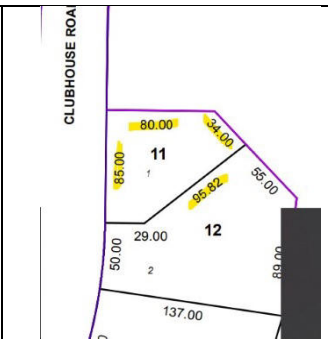
NO PIC

Town of Windsor

Sale / Serial #: 1433
Town of Windsor
Address: 257 Mountain Rd.
Lot Size: 2.50 Ac. Lot, 150 FF
Tax Map #: 151.01-1-34
Assessment: \$35,215
Description: 210 – 1 Family Res., 2BD/1BA Single Story Home on Open/Wooded Lot, Has Drilled Well, Vacant
School: Windsor
Directions: From Windsor take Route 79 West 3.5 Miles to Ouaquaga to Doolittle Rd, over bridge to Left on Mountain Rd, Go 1.1 miles to place on Left

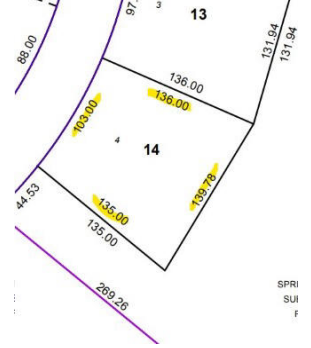


Sale / Serial #: 1449
Town of Windsor
Address: 25 Clubhouse Rd.
Lot Size: 0.14 Ac. Lot, 85 FF
Tax Map #: 164.06-1-11
Assessment: \$8,915
Description: 314 – Rural Vac <10, Nice Vacant Open Lot
School: Windsor
Directions: North Rd Exit of 86 to Place Rd, to Fox Farm, Go 1 Mi. To GAF Lake Rd, go 1.5 miles to 2nd Clubhouse Rd Lot on Left, just past Left hand bend.



Sale / Serial #: 1450
Town of Windsor
Address: 35 Clubhouse Rd.
Lot Size: 0.38 Ac. Lot, 103 FF
Tax Map #: 164.06-1-14

Assessment: \$14,859
Description: 311 – Res Vac Land, Nice Open Vacant Lot
School: Windsor
Directions: North Rd Exit of 86 to Place Rd, to Fox Farm, Go 1 Mi. To GAF Lake Rd, go 1.5 miles to 2nd Clubhouse Rd Lot on Left, just past Left hand bend. Across from tan house #10



THE FOLLOWING 2 PARCELS WILL BE SOLD TOGETHER

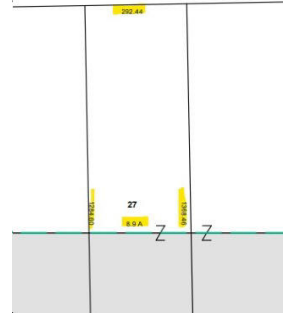
Sale / Serial #: 1523
Town of Windsor
Address: 505 Anne Rd.
Lot Size: 21.40 Ac. Lot, 695 FF
Tax Map #: 213.00-1-20
Assessment: \$37,593
Description: 321 – Abandoned Ag., Vacant land, Open in Front & Mostly Wooded in Rear, Has Green Gate, has Older Mobile Home and Partial Storage Bldg.

Sale / Serial #: 1524
Town of Windsor
Address: 517 Anne Rd.
Lot Size: 10.00 Ac. Lot, No Road Frontage
Tax Map #: 213.00-1-21
Assessment: \$17,831
Description: 321 – Abandoned Ag., Vacant Wooded Lot Directly Behind 505 Anne Rd.
School: Windsor
Directions: In Windsor, Route 79 E, just past exit to Kent St., 2.9 miles to Williams Rd, 1.5 miles to Bennett Rd., 6/10 Mi. to Anne Rd, 1.5 miles To Property just before house mailbox 479



NO PIC

Sale / Serial #: 1531
Town of Windsor
Address: 101 Atwell Hill Rd.
Lot Size: 8.92 Ac. Lot, 158 FF
Tax Map #: 215.01-1-27
Assessment: \$10,401
Description: Vacant Wooded Lot
School: Windsor
Directions: 186 (Rt 17) to Damascus Exit 19, to State Line Rd, go 2 miles to Atwell Hill Rd, to 4/10 mile to lot on Left, just after Start Of Barn



NO PIC

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PRACTICE SOCIAL DISTANCING 6' AWAY FROM OTHERS **
** WASH STATIONS & HAND SANITIZER AVAILABLE ****

Please Note: For The Safety Of Our Amazing Customers & Our Valued Staff - Please Practice The Rules & Regulations Of Social Distancing, To Make This As Safe & As Smooth As Possible - The Rules Are As Follows:

- MUST WEAR MASKS OR YOU WILL NOT BE ALLOWED IN!!;
- We Will Be Limiting The Number Of People Into The Auction To Registered Bidders Only - No Children; No Groups; No Spectators;
- Amount Of People Allowed In Office At One Time, Will Be Limited - Please Understand That This Is For Everyone’s Safety!;
- Please Be Efficient & Timely In Registering And Paying, So That Others May Too;
- Please DO NOT Enter If You Are Sick Or Feeling ill;
- Please Keep 6' Distance Between Yourself & Other Person(s) – DO NOT Gather In Groups!;
- This Auction Will Be An Open-Air Auction With Plenty Of Room For Social Distancing;
- Please Be Patient, We Will Get Through This Together!

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NOTES:

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Properties Must Be Researched PRIOR To Bidding*

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