

# ONLINE REAL ESTATE AUCTION



**IT'S HERE IN  
RENSSELAER**  
EXPLORE RENSSELAER COUNTY

By Order of the County of Rensselaer, NY  
**Single Family Homes, Multi-Family Homes,  
Seasonal Homes, Commercial & Vacant Land**

## 92 COUNTY OF RENSSELAER TAX FORECLOSED PROPERTIES

**BIDDING BEGINS ONLINE: Friday, February 10, 2023**

**FINAL BIDDING BEGINS CLOSING: Friday, March 3, 2023 11:00 A.M.**

**REGISTRATION: Register to bid online via website.**

**NO INTERNET: Please call our office at 518-895-8150 to receive a Bidder Registration Application Package and complete instructions.**

**NOTE: Registration will be turned off on Thursday, March 2nd at 1:00 P.M.  
Registrations will NOT be accepted after the deadline.**

**[www.CollarCityAuctionsOnline.com](http://www.CollarCityAuctionsOnline.com)**

### **LOT #37: 7 1ST ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 27.19-18-3  
Lot Size: 0.12 Acre  
Full Market Value: \$105,000  
Town & County Taxes: \$3,970

NOTE: Taxes do not include Re-levies.  
School District: Hoosick Falls  
Inspection: Drive by Anytime



### **LOT #48: 12 JOHN ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK CLASS CODE: 481, ATTACHED ROW BUILDING**

SBL: 27.15-12-2.2  
Lot Size: .04 Acre  
Full Market Value: \$90,000  
Town & County Taxes: \$3,480

NOTE: Taxes do not include Re-levies.  
School District: Hoosick Falls  
Inspection: Drive by Anytime



## **COLLAR CITY AUCTIONS**

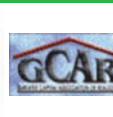
Licensed & Bonded Auctioneers, Realtors, Certified Appraisers and Consultants

**(518) 895-8150 x 3003**

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# WELCOME TO RENSSELAER COUNTY

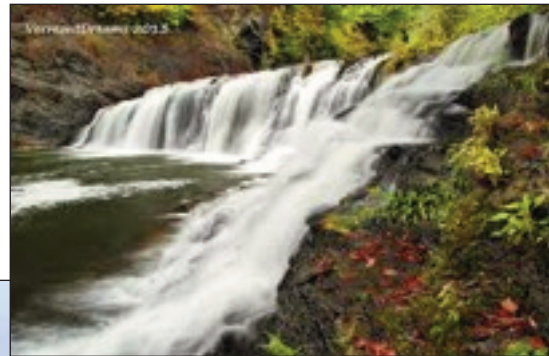
Discover the many treasures of beautiful Rensselaer County. From biking, hiking, kayaking and swimming to cross country skiing and snow shoeing, we've got you covered with miles of trails, nature preserves and three state parks.

Buying local takes on a new twist with fresh local products offered year-round at the [Troy Waterfront Farmers Market](#). Pick your own, farmers markets and farm stands abound during the summer and early fall.

Summer highlights include free concert offerings throughout the county. Troy's [Rockin' on the River](#) concert series runs every Wednesday from mid-June to mid-August and provides the perfect start to a fun evening in Troy. Explore Troy the last Friday of every month for special programs and discounts in our unique boutiques and enjoy the culinary excellence at our many restaurants.

Nothing says summer like a baseball game with the [Tri-City Valley Cats](#) from June to September. Feeling nostalgic? Catch a movie under the stars and one of Rensselaer County's two drive-in theaters.

Get up close to history with tours, exhibits and programming at many of our historic sites. With changing exhibits and walking tours, make the [Rensselaer County Historical Society](#) your first stop. Interested in Dutch heritage then check out [Crailo State Historic Site](#). Join in a walking tour at [Oakwood Cemetery](#) (where Uncle Sam is buried) and discover history as you've never known it. For those who prefer the arts, Rensselaer County boasts many art venues with the world renowned acoustically perfect [Troy Savings Bank Music Hall](#) where you can enjoy an evening of music, comedy and more in an intimate setting. A mixture of architecture and performance arts can be found at the [EMPAC](#) center on the RPI Campus. Looking for alternative arts? Check out the [Sanctuary for Independent Media](#) in Troy. Award winning productions can be enjoyed at the [Sand Lake Center for the Arts](#) or the [Sage Theater Institute](#). Bring out the artist in you with a class at [The Arts Center of the Capital Region](#).



## TOWN CLERKS

- RENSSELAER COUNTY CLERK – 518-270-2880
- TOWN OF BERLIN – 518-658-2161
- TOWN OF BRUNSWICK – 518-279-3461
- TOWN OF EAST GREENBUSH – 518-477-7145
- TOWN OF GRAFTON – 518-279-3461
- TOWN OF HOOSICK – 518-686-4571
- TOWN OF NASSAU – 518-766-2343
- TOWN OF NORTH GREENBUSH – 518-283-4306
- TOWN OF PETERSBURGH – 518-658-3777
- TOWN OF PITTSTOWN – 518-753-4222
- TOWN OF POESTENSKILL – 518-283-5119
- TOWN OF SAND LAKE – 518-674-2026
- TOWN OF SCHAGHTICOKE – 518-753-6100
- TOWN OF SCHODACK – 518-477-7590
- TOWN OF STEPHENTOWN – 518-733-9195



**LOT #1: NY 22, TOWN OF BERLIN**  
**CLASS CODE: 314, RURAL VACANT LAND**

SBL: 141.-3-13  
 Lot Size: 0.8 Acre  
 Full Market Value: \$1,983  
 Town & County Taxes: \$70

NOTE: Taxes do not include Re-levies.  
 School District: Berlin  
 Inspection: Drive by Anytime



**LOT #4: 112 GREEN HOLLOW RD, TOWN OF BERLIN**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 130.1-5-9  
 Lot Size: 0.41 Acre  
 Full Market Value: \$28,165  
 Town & County Taxes: \$1,000

NOTE: Taxes do not include Re-levies.  
 School District: Berlin  
 Inspection: Drive by Anytime



**LOT #5: PAWLING AVE, TOWN OF BRUNSWICK**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 112.-5-3  
 Lot Size: 2.16 Acres  
 Full Market Value: \$61,996  
 Town & County Taxes: \$1,835

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime,  
 Possible Wetlands



**LOT #7: FARM TO MARKET RD, TOWN OF BRUNSWICK**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 103.-6-10.12  
 Lot Size: 0.3 Acre  
 Full Market Value: \$10,616  
 Town & County Taxes: \$295

NOTE: Taxes do not include Re-levies.  
 School District: Brunswick  
 Inspection: Drive by Anytime



**LOT #8: PENNYROYAL LN, TOWN OF BRUNSWICK**  
**CLASS CODE: 314, RURAL VACANT LAND**

SBL: 115.-2-7  
 Lot Size: 1 Acre  
 Full Market Value: \$1,062  
 Town & County Taxes: \$30

NOTE: Taxes do not include Re-levies.  
 School District: Brunswick  
 Inspection: Landlocked



**LOT #9: 897 HOOSICK RD, TOWN OF BRUNSWICK**  
**CLASS CODE: 312, VACANT W/ IMPROVEMENT**

SBL: 91.2-14-1  
 Lot Size: 0.27 Acre  
 Full Market Value: \$26,939  
 Town & County Taxes: \$810

NOTE: Taxes do not include Re-levies.  
 School District: Brunswick  
 Inspection: Drive by Anytime



**LOT #10: 369 GRANGE RD, TOWN OF BRUNSWICK**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 81.-5-7  
 Lot Size: 0.6 Acre  
 Full Market Value: \$130,612  
 Town & County Taxes: \$3,790

NOTE: Taxes do not include Re-levies.  
 School District: Lansingburgh  
 Inspection: Drive by Anytime



**LOT #12: 16 CLEMINSHAW AVE, TOWN OF BRUNSWICK**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 112.68-10-3  
 Lot Size: 0.22 Acre  
 Full Market Value: \$104,898  
 Town & County Taxes: \$3,440

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #13: ARCADIA RD, TOWN OF BRUNSWICK****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 101.8-11-28  
Lot Size: .06 Acre  
Full Market Value: \$408  
Town & County Taxes: \$9

NOTE: Taxes do not include Re-levies.  
School District: Enlarged Troy  
Inspection: Landlocked

**LOT #15: 10 SMITH LN, TOWN OF E. GREENBUSH****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 177.-2-9  
Lot Size: 0.2 Acre  
Full Market Value: \$18,000  
Town & County Taxes: \$850

NOTE: Taxes do not include Re-levies.  
School District: East Greenbush  
Inspection: Drive by Anytime

**LOT #16: VIEW ST, TOWN OF E. GREENBUSH****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 154.60-5-4  
Lot Size: 0.17 Acre  
Full Market Value: \$26,800  
Town & County Taxes: \$885

NOTE: Taxes do not include Re-levies.  
School District: East Greenbush  
Inspection: Drive by Anytime

**LOT #17: ST CLAIR AVE, TOWN OF E. GREENBUSH****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 155.13-8-33  
Lot Size: .04 Acre  
Full Market Value: \$4,500  
Town & County Taxes: \$255

NOTE: Taxes do not include Re-levies.  
School District: East Greenbush  
Inspection: Drive by Anytime

**LOT #21: 11 ARIZONA AVE, TOWN OF E. GREENBUSH****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 166.10-12-1  
Lot Size: 07 Acre  
Full Market Value: \$6,000  
Town & County Taxes: \$400

NOTE: Taxes do not include Re-levies.  
School District: East Greenbush  
Inspection: Drive by Anytime

**LOT #26: 560 COUNTY ROUTE 85, TOWN OF GRAFTON****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 95.-2-21  
Lot Size: 0.46 Acre  
Full Market Value: \$19,700  
Town & County Taxes: \$524

NOTE: Taxes do not include Re-levies.  
School District: Berlin  
Inspection: Drive by Anytime

**LOT #30: 65 VANDERBILT RD, TOWN OF GRAFTON****CLASS CODE: 4, RURAL VACANT LAND**

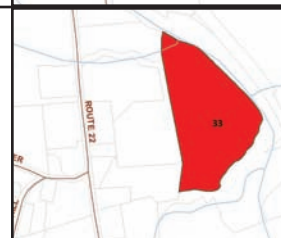
SBL: 101.8-11-28  
Lot Size: .06 Acres  
Full Market Value: \$408  
Town & County Taxes: \$541

NOTE: Taxes do not include Re-levies.  
School District: Berlin  
Inspection: Drive by Anytime

**LOT #33: NY 22 (E OF), TOWN OF HOOSICK****CLASS CODE: 322, RURAL VACANT LAND**

SBL: 37.-2-6.2  
Lot Size: 13.61 Acres  
Full Market Value: \$21,100  
Town & County Taxes: \$665

NOTE: Taxes do not include Re-levies.  
School District: Hoosick Falls  
Inspection: Landlocked





**LOT #33A: 65 ELM ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK FALLS**  
**CLASS CODE: 330, VACANT COMMERCIAL**

SBL: 27.19-4-1.2  
 Lot Size: .08 Acre  
 Full Market Value: \$9,674  
 Town & County Taxes: \$575

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls Central  
 Inspection: Drive by Anytime



**LOT #33B: 155 CHURCH ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK FALLS**  
**CLASS CODE: 281, MULTIPLE RESIDENCES**

SBL: 27.19-14-6  
 Lot Size: 0.17 Acre  
 Full Market Value: \$93,478  
 Town & County Taxes: \$3,600

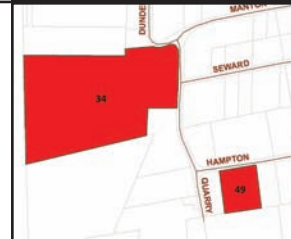
NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls Central  
 Inspection: Drive by Anytime



**LOT #34: 5 DUNDEE AVE, TOWN OF HOOSICK**  
**CLASS CODE: 220, 2 FAMILY RESIDENTIAL**

SBL: 27.-1-14  
 Lot Size: 7.12 Acres  
 Full Market Value: \$180,000  
 Town & County Taxes: \$5,900

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #37: 7 1ST ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 27.19-18-3  
 Lot Size: 0.12 Acre  
 Full Market Value: \$105,000  
 Town & County Taxes: \$3,970

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #39: 79 ELM ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 220, 2 FAMILY RESIDENTIAL**

SBL: 27.18-4-4  
 Lot Size: 0.19 Acre  
 Full Market Value: \$65,000  
 Town & County Taxes: \$2,500

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #40: 16 LYMAN ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 482, DETACHED ROW BUILDING**

SBL: 27.15-16-12  
 Lot Size: 0.3 Acre  
 Full Market Value: \$112,000  
 Town & County Taxes: \$4,260

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #41: 29 LYMAN ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 27.15-15-11  
 Lot Size: 0.12 Acre  
 Full Market Value: \$4,400  
 Town & County Taxes: \$160

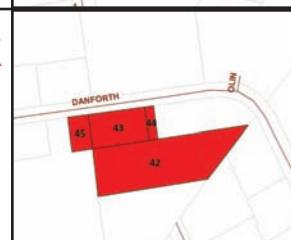
NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #42: DANFORTH ST (S OF), TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 27.11-11-45.22  
 Lot Size: 1.05 Acre  
 Full Market Value: \$5,100  
 Town & County Taxes: \$195

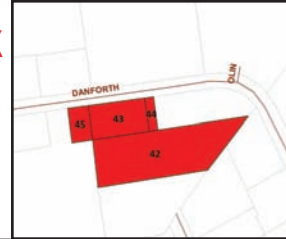
NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Landlocked



**LOT #43: 20 DANFORTH ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 331, COMMERCIAL VACANT W/IMPROVEMENTS**

SBL: 27.11-11-5.2  
 Lot Size: 0.32 Acre  
 Full Market Value: \$30,300  
 Town & County Taxes: \$1,190

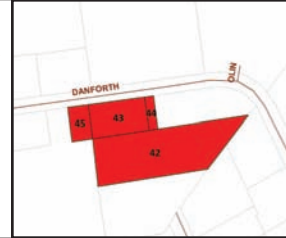
NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #44: DANFORTH ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 27.11-11-5.3  
 Lot Size: .05 Acre  
 Full Market Value: \$2,600  
 Town & County Taxes: \$100

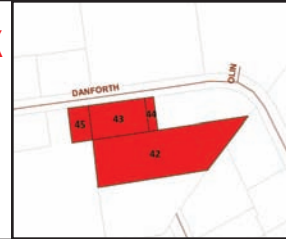
NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #45: 20 DANFORTH ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 27.11-11-5.11  
 Lot Size: 0.12 Acre  
 Full Market Value: \$5,700  
 Town & County Taxes: \$220

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #47: 33 RIVER RD, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 230, 3 FAMILY RESIDENTIAL**

SBL: 27.14-5-5.1  
 Lot Size: 0.61 Acre  
 Full Market Value: \$135,000  
 Town & County Taxes: \$5,150

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #48: 12 JOHN ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 411, APARTMENTS**

SBL: 27.19-5-9  
 Lot Size: .06 Acre  
 Full Market Value: \$65,217  
 Town & County Taxes: \$2,500

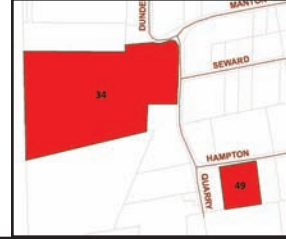
NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #49: 27 HAMPTON ST, TOWN OF HOOSICK**  
**CLASS CODE: 312, VACANT W/ IMPROVEMENT**

SBL: 27.14-1-5  
 Lot Size: 1.04 Acre  
 Full Market Value: \$23,600  
 Town & County Taxes: \$710

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #51: 22 WATER ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 457, SMALL RETAIL**

SBL: 27.15-15-7  
 Lot Size: 0.22 Acre  
 Full Market Value: \$100,000  
 Town & County Taxes: \$3,725

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT: 51A: 114 CHURCH ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK FALLS**  
**CLASS CODE: 411, APARTMENTS**

SBL: 27.19-5-9  
 Lot Size: .06 Acres  
 Full Market Value: \$65,217  
 Town & County Taxes: \$2,500

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime





**LOT #52: 30 MADISON ST, TOWN OF HOOSICK, VILLAGE OF HOOSICK**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 27.10-9-6.2  
 Lot Size: 0.42 Acre  
 Full Market Value: \$90,000  
 Town & County Taxes: \$3,430

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #54: 267 COLDWATER TAVERN RD, TOWN OF NASSAU**  
**CLASS CODE: 270, MANUFACTURED HOUSING**

SBL: 202.-3-21.2  
 Lot Size: 2 Acres  
 Full Market Value: \$51,818  
 Town & County Taxes: \$1,595

NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Drive by Anytime



**LOT #54A: TSATSAWASSA LAKE RD, TOWN OF NASSAU**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 213.-1-18.2  
 Lot Size: 0.83 Acre  
 Full Market Value: \$8,065  
 Town & County Taxes: \$200

NOTE: Taxes do not include Re-levies.  
 School District: New Lebanon  
 Inspection: Landlocked



**LOT #54B: 258 CENTRAL NASSAU RD, TOWN OF NASSAU**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 191.-5-22.2  
 Lot Size: 0.57 Acre  
 Full Market Value: \$120,887  
 Town & County Taxes: \$3,300

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park Central  
 Inspection: Drive by Anytime



**LOT #56: 7285 NY 66, TOWN OF NASSAU**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 182.-2-18  
 Lot Size: 1.96 Acres  
 Full Market Value: \$110,132  
 Town & County Taxes: \$3,600

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #57: NASSAU AVERILL PARK RD, TOWN OF NASSAU**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 202.13-2-70  
 Lot Size: 0.16 Acre  
 Full Market Value: \$3,247  
 Town & County Taxes: \$100

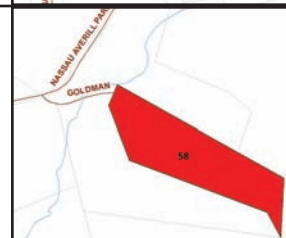
NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Drive by Anytime



**LOT #58: 57 GOLDMAN RD, TOWN OF NASSAU**  
**CLASS CODE: 240, RURAL RESIDENTIAL**

SBL: 202.-3-3.11  
 Lot Size: 23.37 Acres  
 Full Market Value: \$197,368  
 Town & County Taxes: \$6,100

NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Drive by Anytime



**LOT #59: LENOX RD, TOWN OF NASSAU**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 202.13-2-7  
 Lot Size: 0.5 Acre  
 Full Market Value: \$3,289  
 Town & County Taxes: \$100

NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Drive by Anytime



**LOT #60: NY 66 (W OF), TOWN OF NASSAU**  
**CLASS CODE: 322, RURAL VACANT LAND**

SBL: 192.-1-63  
 Lot Size: 14.14 Acres  
 Full Market Value: \$38,961  
 Town & County Taxes: \$980

NOTE: Taxes do not include Re-levies.  
 School District: New Lebanon  
 Inspection: Landlocked



**LOT #61: 10 WEBSTER HILL RD, TOWN OF NASSAU, VILLAGE OF EAST NASSAU**  
**CLASS CODE: 210, 1 MANUFACTURED HOME**

SBL: 192.-1-63  
 Lot Size: 14.14 Acres  
 Full Market Value: \$38,961  
 Town & County Taxes: \$980

NOTE: Taxes do not include Re-levies.  
 School District: New Lebanon  
 Inspection: Drive by Anytime



**LOT #62: 22 DE VOE DR, TOWN OF NASSAU**  
**CLASS CODE: 280, RESIDENTIAL MULTIPLE**

SBL: 171.-2-41  
 Lot Size: 4.34 Acres  
 Full Market Value: \$136,364  
 Town & County Taxes: \$4,500

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #62A: 2708 US 20, TOWN OF NASSAU**  
**CLASS CODE: 433, AUTO BODY, TIRE SHOPS**

SBL: 212.-1-58  
 Lot Size: 0.77 Acre  
 Full Market Value: \$80,645  
 Town & County Taxes: \$2,470

NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Drive by Anytime



**LOT #64: LAKE AVE, TOWN OF NASSAU**  
**CLASS CODE: 322, RURAL VACANT LAND**

SBL: 212.5-2-9.1  
 Lot Size: 35.84 Acres  
 Full Market Value: \$35,921  
 Town & County Taxes: \$1,300

NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Landlocked



**LOT #65: TEN EYCK RD, TOWN OF NASSAU**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 202.17-2-3  
 Lot Size: 0.23 Acres  
 Full Market Value: \$3,289  
 Town & County Taxes: \$100

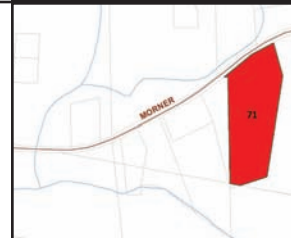
NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Landlocked



**LOT #71: 270 MORNER RD, TOWN OF N. GREENBUSH**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 145.-10-13.11  
 Lot Size: 9.96 Acres  
 Full Market Value: \$316,782  
 Town & County Taxes: \$8,400

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



*Turn Your Property  
 Into Instant Cash.  
 Have an Auction!*



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**LOT #72: 41 FRANKLIN AVE, TOWN OF N. GREENBUSH**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 135.9-2-13  
 Lot Size: 0.23 Acres  
 Full Market Value: \$79,529  
 Town & County Taxes: \$2,520

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #74: MAMMOTH SPRING RD, TOWN OF N. GREENBUSH**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 145.-10-17.2  
 Lot Size: 1 Acre  
 Full Market Value: \$31,847  
 Town & County Taxes: \$990

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #75: VIRGINIA AVE, TOWN OF N. GREENBUSH**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 144.34-5-2  
 Lot Size: 0.13 Acre  
 Full Market Value: \$7,356  
 Town & County Taxes: \$175

NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Landlocked



**LOT #76: VIRGINIA AVE, TOWN OF N. GREENBUSH**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 144.34-5-3  
 Lot Size: 0.13 Acre  
 Full Market Value: \$7,356  
 Town & County Taxes: \$175

NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Landlocked



**LOT #79: 10 BURNS AVE, TOWN OF N. GREENBUSH**  
**CLASS CODE: 310, RESIDENTIAL VACANT**

SBL: 135.13-8-16  
 Lot Size: 0.11 Acre  
 Full Market Value: \$8,068  
 Town & County Taxes: \$410

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #81: 429 EAST HOLLOW RD, TOWN OF PETERSBURGH**  
**CLASS CODE: 270, MANUFACTURED HOUSING**

SBL: 98.-1-23.4  
 Lot Size: 1.14 Acres  
 Full Market Value: \$110,927  
 Town & County Taxes: \$3,216

NOTE: Taxes do not include Re-levies.  
 School District: Berlin  
 Inspection: Drive by Anytime



**LOT #82: 22 RABBIT COLLEGE RD, TOWN OF PETERSBURGH**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 67.-1-15  
 Lot Size: 0.63 Acre  
 Full Market Value: \$50,433  
 Town & County Taxes: \$1,730

NOTE: Taxes do not include Re-levies.  
 School District: Hoosick Falls  
 Inspection: Drive by Anytime



**LOT #82A: 78 DAYFOOT RD, TOWN OF PETERSBURGH**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 98.-1-50  
 Lot Size: 0.54 Acre  
 Full Market Value: \$119,273  
 Town & County Taxes: \$3,200

NOTE: Taxes do not include Re-levies.  
 School District: Berlin  
 Inspection: Drive by Anytime



**LOT #82B: 144 RIVER RD, TOWN OF PETERSBURGH**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 97.4-3-10.1  
 Lot Size: 0.68 Acre  
 Full Market Value: \$96,909  
 Town & County Taxes: \$2,600

NOTE: Taxes do not include Re-levies.  
 School District: Berlin  
 Inspection: Drive by Anytime



**LOT #86: 100 TORY HILL RD, TOWN OF PITTSBURY**  
**CLASS CODE: 270, MANUFACTURED HOUSING**

SBL: 55.-3-23.21  
 Lot Size: 2.82 Acres  
 Full Market Value: \$31,366  
 Town & County Taxes: \$1,375

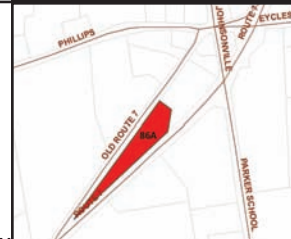
NOTE: Taxes do not include Re-levies.  
 School District: Brunswick  
 Inspection: Drive by Anytime



**LOT #86A: 2903 NY 7, TOWN OF PITTSBURY**  
**CLASS CODE: 483, CONVERTED RESIDENCE**

SBL: 54.4-1-8  
 Lot Size: 1.5 Acres  
 Full Market Value: \$145,192  
 Town & County Taxes: \$3,940

NOTE: Taxes do not include Re-levies.  
 School District: Brunswick Central  
 Inspection: Drive by Anytime



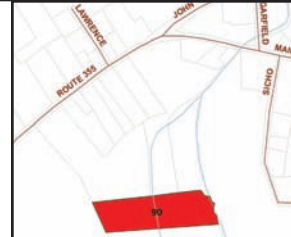
**LOT 86A IMPORTANT PROPERTY NOTICE**

In accordance with the agreement between the County and New York State Department of Environmental Conservation (NYSDEC), the purchaser, prior to the time of transfer of title, must execute a sworn affidavit attesting to the fact that the purchaser has no relationship, whether a business, contractual, familial or agency, with any of the parties deemed responsible for the discharge of petroleum at the parcel. In addition, purchaser must agree and declare in the affidavit that said purchaser will not interfere with NYSDEC's on-going remediation efforts at this site and will not disturb any remediation equipment at the site/parcel, including any monitoring wells located there, without the express prior written consent of NYSDEC. To obtain a copy of the agreement, submit a written request to the auctioneer.

**LOT #90: SPRING AVENUE EXT (S OF), TOWN OF POESTENKILL**  
**CLASS CODE: 971, WETLANDS**

SBL: 125.-1-3.13  
 Lot Size: 8 Acres  
 Full Market Value: \$4,545  
 Town & County Taxes: \$130

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Landlocked, Wetlands



**LOT #91: 107 PLANK RD, TOWN OF POESTENKILL**  
**CLASS CODE: 314, RURAL VACANT LAND**

SBL: 126.-1-52  
 Lot Size: 0.24 Acre  
 Full Market Value: \$11,364  
 Town & County Taxes: \$720

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #92: SNYDERS CORNER RD, TOWN OF POESTENKILL**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 135.-6-16  
 Lot Size: 1.4 Acres  
 Full Market Value: \$9,091  
 Town & County Taxes: \$255

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #92A: 284 SNAKE HILL RD, TOWN OF POESTENKILL**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 137.-1-34  
 Lot Size: 9.05 Acres  
 Full Market Value: \$233,539  
 Town & County Taxes: \$5,900

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime





**LOT #97: 17 KNOB HILL RD, TOWN OF SAND LAKE****CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

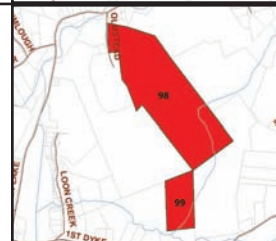
SBL: 158.4-3-17  
 Lot Size: 0.35 Acre  
 Full Market Value: \$109,677  
 Town & County Taxes: \$3,215

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime

**LOT #98: OLMSTEAD LN, TOWN OF SAND LAKE****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

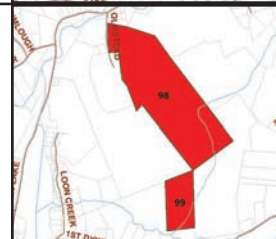
SBL: 159.-1-71  
 Lot Size: 77.65 Acres  
 Full Market Value: \$186,022  
 Town & County Taxes: \$5,500

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime

**LOT #99: 1ST DYKE RD, TOWN OF SAND LAKE****CLASS CODE: 322, RURAL VACANT LAND**

SBL: 159.-1-70  
 Lot Size: 15.39 Acres  
 Full Market Value: \$24,839  
 Town & County Taxes: \$780

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Landlocked

**LOT #100: 719 KNICKERBOCKER RD, TOWN OF SCHAGHTICOKE****CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 20.-1-3.1  
 Lot Size: 12.46 Acres  
 Full Market Value: \$290,179  
 Town & County Taxes: \$8,200

NOTE: Taxes do not include Re-levies.  
 School District: Mechanicville  
 Inspection: Drive by Anytime

**LOT #100A: 9 RILEY RD, TOWN OF SCHAGHTICOKE****CLASS CODE: 220, 2 FAMILY RESIDENTIAL**

SBL: 50.-1-13  
 Lot Size: 0.11 Acres  
 Full Market Value: \$112,676  
 Town & County Taxes: \$3,100

NOTE: Taxes do not include Re-levies.  
 School District: Mechanicville  
 Inspection: Drive by Anytime

**LOT #102: 20 NEESON LN, TOWN OF SCHAGHTICOKE****CLASS CODE: 210, 1 MANUFACTURED HOME**

SBL: 20.-1-13  
 Lot Size: 0.11 Acres  
 Full Market Value: \$112,676  
 Town & County Taxes: \$3,100

NOTE: Taxes do not include Re-levies.  
 School District: Mechanicville  
 Inspection: Drive by Anytime

**LOT #103: NY 40, TOWN OF SCHAGHTICOKE****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 61.1-1-9  
 Lot Size: 0.29 Acre  
 Full Market Value: \$14,286  
 Town & County Taxes: \$415

NOTE: Taxes do not include Re-levies.  
 School District: Hoosic Valley  
 Inspection: Drive by Anytime

**LOT #106: 262 HEMSTREET RD, TOWN OF SCHAGHTICOKE****CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 11.-1-24.2  
 Lot Size: 1.45 Acres  
 Full Market Value: \$127,232  
 Town & County Taxes: \$3,800

NOTE: Taxes do not include Re-levies.  
 School District: Hoosic Valley  
 Inspection: Drive by Anytime



**LOT #108: 120 MOREY PARK RD, TOWN OF SCHODACK****CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 202.1-1-7

Lot Size: 0.27 Acre

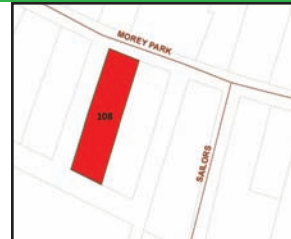
Full Market Value: \$92,256

Town &amp; County Taxes: \$2,620

NOTE: Taxes do not include Re-levies.

School District: East Greenbush

Inspection: Drive by Anytime

**LOT #109: 35 LAKESHORE DR, TOWN OF SCHODACK****CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 201.16-1-11

Lot Size: 0.69 Acre

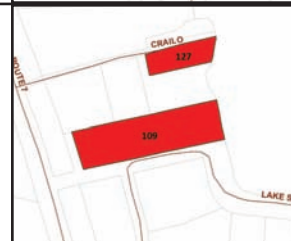
Full Market Value: \$117,660

Town &amp; County Taxes: \$3,335

NOTE: Taxes do not include Re-levies.

School District: E Greenbush Cent

Inspection: Drive by Anytime

**LOT #110: MEADOWBROOK AVE, TOWN OF SCHODACK****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 201.12-6-27

Lot Size: 0.69 Acre

Full Market Value: \$27,312

Town &amp; County Taxes: \$820

NOTE: Taxes do not include Re-levies.

School District: East Greenbush

Inspection: Landlocked

**LOT #111: BEAVER RD, TOWN OF SCHODACK****CLASS CODE: 314, RURAL VACANT LAND**

SBL: 190.-11-20.1

Lot Size: 4.1 Acres

Full Market Value: \$67,419

Town &amp; County Taxes: \$2,000

NOTE: Taxes do not include Re-levies.

School District: East Greenbush

Inspection: Drive by Anytime

**LOT #112: BEAVER RD, TOWN OF SCHODACK****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 190.-11-20.2

Lot Size: 0.39 Acre

Full Market Value: \$10,968

Town &amp; County Taxes: \$310

NOTE: Taxes do not include Re-levies.

School District: East Greenbush

Inspection: Drive by Anytime

**LOT #112A: EAST SCHODACK RD (S OF), TOWN OF SCHODACK****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 189.-7-22.125

Lot Size: 0.51 Acre

Full Market Value: \$17,342

Town &amp; County Taxes: \$500

NOTE: Taxes do not include Re-levies.

School District: East Greenbush

Inspection: Landlocked

**LOT #114: OVERLOOK DR, TOWN OF SCHODACK****CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 201.12-1-8

Lot Size: 0.47 Acre

Full Market Value: \$19,140

Town &amp; County Taxes: \$580

NOTE: Taxes do not include Re-levies.

School District: East Greenbush

Inspection: Landlocked



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**LOT #115: MAPLE HILL RD, TOWN OF SCHODACK**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 200.3-2-7  
 Lot Size: 0.11 Acre  
 Full Market Value: \$538  
 Town & County Taxes: \$20

NOTE: Taxes do not include Re-levies.  
 School District: Schodack  
 Inspection: Drive by Anytime



**LOT #115A: EAST SCHODACK RD (S OF), TOWN OF SCHODACK**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 189.-7-22.126  
 Lot Size: 0.79 Acre  
 Full Market Value: \$26,835  
 Town & County Taxes: \$850

NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Landlocked



**LOT #117: 6 GREEN AVE, TOWN OF SCHODACK, VILLAGE OF CASTLETON**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 198.19-6-5  
 Lot Size: 0.11 Acre  
 Full Market Value: \$27,097  
 Town & County Taxes: \$1,190

NOTE: Taxes do not include Re-levies.  
 School District: Schodack  
 Inspection: Drive by Anytime



**LOT #117A: 21 GREEN AVE, TOWN OF SCHODACK, VILLAGE OF CASTLETON ON HUDSON**  
**CLASS CODE: 331, RESIDENTIAL VACANT LAND**

SBL: 198.15-3-20  
 Lot Size: 0.14 Acre  
 Full Market Value: \$32,532  
 Town & County Taxes: \$1,600

NOTE: Taxes do not include Re-levies.  
 School District: Schodack  
 Inspection: Drive by Anytime



**LOT #121: 177 NORTH SCHODACK RD, TOWN OF SCHODACK**  
**CLASS CODE: 311, RESIDENTIAL VACANT LAND**

SBL: 180.-1-27  
 Lot Size: 1.05 Acre  
 Full Market Value: \$43,656  
 Town & County Taxes: \$1,375

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #122: 981 RIVER RD, TOWN OF SCHODACK**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 218.-4-4  
 Lot Size: 0.46 Acre  
 Full Market Value: \$66,237  
 Town & County Taxes: \$2,470

NOTE: Taxes do not include Re-levies.  
 School District: Schodack  
 Inspection: Drive by Anytime



**LOT #123: COLUMBIA TPKE, TOWN OF SCHODACK**  
**CLASS CODE: 314, RURAL VACANT LAND**

SBL: 189.-3-6  
 Lot Size: 2.05 Acres  
 Full Market Value: \$8,602  
 Town & County Taxes: \$250

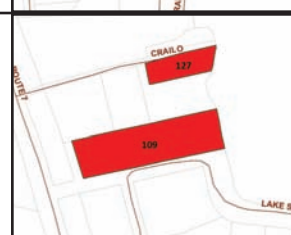
NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Landlocked



**LOT #127: 26 CRAILO WAY, TOWN OF SCHODACK**  
**CLASS CODE: 260, SEASONAL RESIDENTIAL**

SBL: 201.16-1-7  
 Lot Size: 0.18 Acre  
 Full Market Value: \$27,742  
 Town & County Taxes: \$775

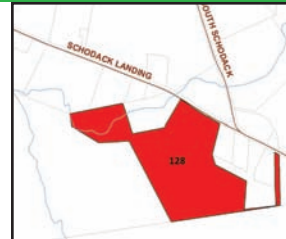
NOTE: Taxes do not include Re-levies.  
 School District: East Greenbush  
 Inspection: Drive by Anytime



**LOT #128: SCHODACK LANDING RD, TOWN OF SCHODACK**  
**CLASS CODE: 322, RURAL VACANT LAND**

SBL: 226.-3-4.111  
 Lot Size: 34.28 Acres  
 Full Market Value: \$103,978  
 Town & County Taxes: \$2,920

NOTE: Taxes do not include Re-levies.  
 School District: Ichabod Crane  
 Inspection: Drive by Anytime



**LOT #130: 10 MORGAN TERR, TOWN OF SCHODACK, VILLAGE OF CASTLETON**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 198.20-3-27  
 Lot Size: 0.16 Acre  
 Full Market Value: \$189,247  
 Town & County Taxes: \$7,270

NOTE: Taxes do not include Re-levies.  
 School District: Schodack  
 Inspection: Drive by Anytime



**LOT #135: NY 43, TOWN OF STEPHENTOWN**  
**CLASS CODE: 322, RURAL VACANT LAND**

SBL: 196.-1-19.11  
 Lot Size: 21.16 Acres  
 Full Market Value: \$72,611  
 Town & County Taxes: \$1,200

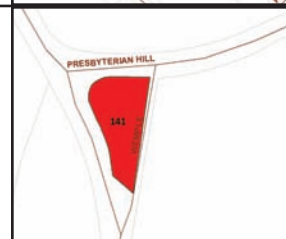
NOTE: Taxes do not include Re-levies.  
 School District: Berlin  
 Inspection: Drive by Anytime, Wetlands



**LOT #141: WEMPLE RD, TOWN OF STEPHENTOWN**  
**CLASS CODE: 311, RURAL VACANT LAND**

SBL: 206.-2-16  
 Lot Size: 0.15 Acre  
 Full Market Value: \$8,871  
 Town & County Taxes: \$7

NOTE: Taxes do not include Re-levies.  
 School District: New Lebanon  
 Inspection: Drive by Anytime



**LOT #143: 1012 GARFIELD RD, TOWN OF STEPHENTOWN**  
**CLASS CODE: 210, 1 FAMILY RESIDENTIAL**

SBL: 205.-1-13  
 Lot Size: 0.32 Acre  
 Full Market Value: \$21,505  
 Town & County Taxes: \$760

NOTE: Taxes do not include Re-levies.  
 School District: Berlin  
 Inspection: Drive by Anytime



**LOT #144: GREENMAN HILL RD, TOWN OF STEPHENTOWN**  
**CLASS CODE: 322, RURAL VACANT LAND**

SBL: 193.-1-28  
 Lot Size: 16.93 Acres  
 Full Market Value: \$66,339  
 Town & County Taxes: \$1,290

NOTE: Taxes do not include Re-levies.  
 School District: Averill Park  
 Inspection: Drive by Anytime



**LOT #146: TAYER RD, TOWN OF STEPHENTOWN**  
**CLASS CODE: 322, RURAL VACANT LAND**

SBL: 214.-1-35.1  
 Lot Size: 68.19 Acres  
 Full Market Value: \$107,818  
 Town & County Taxes: \$2,470

NOTE: Taxes do not include Re-levies.  
 School District: New Lebanon  
 Inspection: Drive by Anytime



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# COUNTY OF RENSSELAER, NY REAL ESTATE AUCTION TERMS AND CONDITIONS OF SALE

## PARTIAL AUCTION TERMS - SEE BIDDER APPLICATION AND WEBSITE FOR ADDITIONAL DOCUMENTS AND INFORMATION

By electronically or manually signing this certification and submitting along with all documents related to the Online Bidder Application, in exchange for bidding privileges, I hereby certify under penalty of perjury the following:

This contract and all related documents should be reviewed by your counsel prior to bidding as it contains terms and requirements which are not subject to modification, bid withdrawal, or bid cancellation. By bidding on any property being offered for auction, you acknowledge that you have either: (1). reviewed the contract with your attorney or, (2). waived right of attorney review. Further note that failure of purchaser to secure financing prior to date of transfer does not constitute grounds for an extension or return of the Down Payment and Buyer's Premium.

1. The property(s) offered for sale has/have been acquired by the County of Rensselaer (hereinafter referred to as the "County") by Court Order pursuant to the provisions of Title 3, Article 11 of the Real Property Tax Law of the State of New York.
2. All potential Bidders/Buyers must BECOME A MEMBER WITH COLLAR CITY AUCTIONS, INC., (hereinafter referred to as the Auction Company) at [www.collarcityauctionsonline.com](http://www.collarcityauctionsonline.com)
3. All Bidders/Buyers must register for this auction and submit all required Bidder Application documents and then will be manually approved to bid once Bidder Application has been received, reviewed, and approved by the Auction Company. **LATE REGISTRATIONS WILL NOT BE ACCEPTED NOR APPROVED ONCE REGISTRATION HAS CLOSED ON OUR WEBSITE.**
4. Former owners and immediate family members will not be allowed to bid on their properties. No third parties shall be allowed to bid on behalf of a former owner.
5. By acknowledging and executing these Terms & Conditions, the purchaser certifies that he/she is not representing the former owner(s) of the property against whom the County Foreclosed tax liens and has no intent to defraud the County of the unpaid taxes, assessment, penalties, and charges which have been levied against the property. The purchaser agrees that neither he/she nor his/her assigns shall convey, transfer, or assign the property to the former owner(s) against whom the County foreclosed within 24 months subsequent to the auction date. If such conveyance occurs, the purchaser understands that he/she will be found to have committed fraud, and/or intent to defraud, and will be liable for any deficiency between the purchase price at auction and such sums as were owed to the County for unpaid taxes prior to the tax lien foreclosure on the property and consents to immediate judgment by the County for said amounts in addition to reasonable attorney's fees and expenses.
6. NO PERSON OR ORGANIZATION CAN BID ON PROPERTIES AT THE AUCTION IF THEY, OR A CORPORATION OR COMPANY THEY ARE AFFILIATED WITH HAVE TWO OR MORE YEARS OF DELINQUENT TAXES OWED TO THE COUNTY. ALL SUCH TAX LIABILITIES MUST BE PAID PRIOR TO THE AUCTION IN ORDER TO BID AT THE AUCTION.
7. The property will be conveyed by the County to the purchaser by quitclaim deed, containing a description of the property known as tax map number and as it appears on the tax roll for the year upon which the County acquired title or as corrected up to the date of deed. The deed will be recorded by the County upon payment in full of the purchase price and all closing fees/costs. POSSESSION OF PROPERTY IS FORBIDDEN UNTIL THE DEED IS RECORDED WITH THE RENSSELAER COUNTY CLERK CONVEYING TITLE TO THE PURCHASER. TITLE VESTS AT THE RECORDING OF THE DEED. It is agreed between the County and the purchaser that delivery and acceptance of the deed occurs upon recording of the deed, which shall constitute the transfer of legal title of the premises to the buyer.
8. The County will not furnish an abstract of title or an instrument survey map.
9. The County does not make any representations or warranties, expressed

or implied, (a) concerning the quality or the condition of the title to the property, or the validity or marketability of such title; the ownership of any improvements on the property; the condition of the property and any improvements thereon or its fitness for any use; or the accuracy of the property description on the tax roll or in the notice of sale or any other advertisement of sale furnished by the County; or (b) that the property or any improvements thereon presently comply with building or zoning codes, or with any state or local laws or regulations. Any information concerning the property furnished by the County or any of its officers, employees, or agents shall not be deemed to include any such representations or warranties. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only.

10. Any successful bidder, who fails to tender the deposit as outlined or fails to close on the parcel(s) that he/she bid on at the auction, will be forbidden to participate in this or any other auction for a time period of 24 months. Any parcels where the deposit was not received at the close of the auction contract completion date will be considered defaulted.
11. **I acknowledge that I have received a complete bidder packet and will not be approved to bid until the Auction Company has received my fully completed Online Bidder Application and Credit Card Contractual Agreement.**
12. As specified in the "Online Bidder Application," I unconditionally acknowledge, agree, and authorize the Auction Company to place a \$1,000.00 hold on my credit or debit card (**NO PREPAID CARDS OR AMERICAN EXPRESS ACCEPTED**) which will be released if I am not the successful bidder or you may include an official bank check made payable to COLLAR CITY AUCTIONS, INC. PERSONAL AND/OR BUSINESS CHECKS WILL NOT BE ACCEPTED. Non-winning bidders will receive a full refund in 10-business days post auction without any accrued interest. If your credit card hold is not released, you must contact your credit card company as we auto release them post auction. ANY HOLD UP IS DUE TO YOUR CREDIT CARD COMPANY. Winning bidders will have the credit card hold released upon completion of the purchase and sale contracts. The hold is required to be approved to obtain bidding privileges and will only be converted to a fully executable charge and retained if the successful high bidder does not perform and complete the required purchase contracts and addendums by appointment on **March 13 and 14, 2023**, at our offices located at 9423 Western Tpke., Delanson, NY 12053. I further unconditionally pre-authorize and grant permission to the Auction Company to charge my credit or debit card in full or part for all amounts, plus a \$750.00 default fee due if I default in any contractual obligations herein and forever forgo any and all rights to place a chargeback or dispute on any charge placed on my credit card related to my obligations agreed to herein as well as contained in the Online Bidder Application Credit/Debit Card Agreement and/or other auction related documents. If I attempt or do place any chargeback, file a dispute, or claim of any kind, or attempt to cancel any hold or charge of fees due now or in the future, I unconditionally grant the Auction Company pre-authorized permission to charge all monies due in full or increments as available. I further acknowledge, pre-authorize, and instruct my credit card company that if I file a dispute, chargeback, or any claim to block, reverse, or cancel any charge or hold placed by the Auction Company or the County that it is not valid. I further instruct and grant unconditional authorization and permission to my credit card company to void my chargeback, dispute, or requests of any kind now and forever. Additionally, I grant the Auction Company permission to charge my credit card now or at any time in the future an additional recovery fee, in full or increments, the amount of \$750.00 to cover their time involved with answering any chargeback, dispute, or claim now or in the future. **I acknowledge that my credit card information provided on my Bidder Registration Application is valid and provided for manual keyed input regardless of if it is a chipped card.** I also acknowledge and agree to reimburse the Auction Company and County all time, legal expenses, attorney fees incurred if I cause litigation or any claim that would cause these types of fees to be incurred. I further agree not to close or block any credit card in an attempt to prevent fees due from being charged to my credit card. I unconditionally acknowledge and agree that upon registering and entering my name and credit card infor-

## PARTIAL AUCTION TERMS - SEE BIDDER APPLICATION AND WEBSITE FOR ADDITIONAL DOCUMENTS AND INFORMATION

mation into the Auction Company's registration process that I am electronically signing and guaranteeing that I have read, fully understand, and agree to abide by and be bound by all related terms and related auction documents. I agree to be fully responsible for all associated costs involved with the resale, remarketing, and any deficiency if I default and the Auction Company and County must resell any property(s) due to my default. I agree that if I bid on multiple properties, these terms and all fees apply individually to each separate parcel.

13. I have read and agree to be bound by all terms herein as well as contained in the County of Rensselaer, NY Tax Property Online Bidder Application and fully and unconditionally understand and agree to abide by and be bound to them without exception.

14. By registering, I acknowledge I have sufficient funds to meet all requirements as called for by the terms within the Online Bidder Application as well as the purchase agreement post auction. I agree to be fully responsible for all collection costs, plus reasonable attorney fees related to any and all collection costs incurred by the County or Auction Company if I default and fully understand that litigation between the County and any bidder or buyer will only be brought forth in Rensselaer County Supreme Court and any litigation between the Auction Company and any bidder or buyer shall only be brought forth in Schenectady County Supreme Court, unless otherwise brought forth by the Auction Company against the bidder. In this case the jurisdictional court will be selected solely by the Auction Company.

15. Upon being declared the high bidder of a parcel, the Bidder as Purchaser will be contacted by the Auction Company to schedule an appointment to execute the Contract of Sale Packet and remit the required Down Payment of 10% of the bid price plus 10% Buyer's Premium, \$150.00 Processing/Search fee, and 1.5% Advertising Fee per property based on the total on bid amount. Appointments will take place on Monday, March 13 and Tuesday, March 14 at the Auction Company offices, located at 9423 Western Tpke, Delanson, NY 12053. If a bid price is \$1,000.00 or less, the Bidder as Purchaser will be required to pay in full the bid price, buyer's premium, and all other required fees/costs at time of contract completion. **All monies must be paid in Cash, Official Bank Check or Cashier's Check. Cashier's Checks must be payable to COLLAR CITY AUCTIONS, INC. and drawn on banks insured by the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Association (NCUA). Credit Cards will NOT be accepted for paying the down payment, Buyer's Premium or Advertising Fee unless I/We, the bidder as purchaser default on any of my obligations herein. NO CREDIT CARDS ACCEPTED FOR DOWN PAYMENT, BUYER'S PREMIUM, ADVERTISING FEE OR MONIES DUE THE COUNTY. Buyer's will be instructed post auction on how to make checks payable for contract signing.**

16. The property will be sold as advertised and "AS IS" with absolutely no warranty or guaranty, expressed or implied. I agree to accept the property in "AS IS" condition with all faults as defined in the Auction Rules and Sales Contract. No representations of any kind are or have been made by the Auction Company, the County, or their agents as to the title or physical condition of the property or as to the existence of any improvements thereon including water/well and sewer/septic systems. The sale of these properties is pursuant to a purchase contract. Failure of purchaser to secure financing prior to date of transfer does not constitute grounds for an extension or return of the down payment or buyer's premium. All information contained in the Auction Brochure, contained within the website of the Auction Company, and contained in the Online Bidder Application is supplied for informational purposes only and not guaranteed. Prospective purchasers are urged to fully research any property prior to bidding at auction. Furthermore, all parties agree to hold harmless the County, Auction Company, and their agents from any errors and/or omissions, injury and/or other matter that may arise now or in the future.

17. I am an eligible buyer as defined in the Auction Terms, Online Bidder Application and Sales Contract Packet.

18. (a) I am not the prior owner of any of the properties being offered for auction.

(b) I am not an immediate family member of a prior owner:

(c) I am not in any way acting on behalf of, as an agent of, or as a representative of the prior owner.

(d) I am not acting as an agent of any officer, stockholder of a

Corporation or general or limited partner of a partnership which owns any of the properties being offered for sale.

(e) I do not own property in the County of Rensselaer, either individually, jointly with another, through a corporation or partnership, which has two or more years of delinquent taxes.

(f) I am not acting on behalf of, as an agent of, or a representative of any of the persons or entities set forth herein or above.

(g) In accordance with the requirements and prohibitions set forth in Article 18 of the General Municipal Law, sitting members of the Rensselaer County Legislature are precluded from bidding on any parcels included in the auction. Members of Town Boards for each Town in the County of Rensselaer are precluded from bidding on any parcels located in their respective Towns. I am not an elected or appointed official, (nor the spouse, minor child or dependent, thereof) involved in the assessment, tax levy, budget making or tax rate setting process in any municipality in the County of Rensselaer, including but not limited to Assessors, Board of Review Members, Town Board Members, and Town Supervisors, Village Trustees, Village Mayor, County Bureau of Finance, County Attorney, County Legislators, County Clerk and County Real Property Tax Director.

(h) I have not defaulted from the prior **TWO** years' County of Rensselaer Delinquent Tax Auctions. That by submission of a bid, each bidder and each person signing in person or electronically on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies that to the best of their knowledge and belief: The prices in a bid have been arrived at independently without collusion, consultation, communication, or agreement for the purpose of restricting competition as to any matter relating to such prices with any other bidder or with any competitor.

19. I understand that in the event that I refuse or fail to complete my contractual obligations as a successful high bidder or if I fail to consummate purchase of any parcel at an auction, the second highest bidder of that parcel, at the discretion of the County, shall be offered the opportunity to purchase the parcel at the amount of the second highest bid plus the buyer's premium, 1.5% Advertising fee, closing costs/fees, \$150.00 Processing/Search fee, and such other amounts as are due under these terms and conditions of sale. Secondary sale is not grounds for any refund or release of performance obligations to initial bidder as purchaser.

20. I understand and agree that if at any time prior to the recording of the deed, the County determines that the Buyer is one of the persons set forth in paragraph 4, 5, 6 and 18 herein, the County at its sole option shall declare the public online auction sales contract breached and the County shall retain any and all down payments made, and the Buyer shall forfeit all buyer's premium to the Auction Company paid or due and owing. I understand that if I am an elected official bidding on tax property within the local government jurisdiction that I serve, knowingly entering into a purchase contract is in violation of state law and may subject me to criminal and/or civil penalties including but not limited to forfeiture of deposits, purchase price, buyer's premium, \$150.00 Processing/Search fee and title to the subject property.

21. I agree to hold the Auction Company, the County, and their agents and/or principals to the extent permitted by law, harmless from any claims based on environmental hazards that may be present on any property I purchase. No representations have been made or will be made by the County as to the environmental condition or zoning compliance of the property.

22. I have received a copy of the pamphlet Protect Your Family from Lead in Your Home and I waive the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead based paint hazards.

23. I understand that only bids made by clearly using my user identification/user screen name will be accepted and that the bidding process will be recorded.

24. All parcels purchased by a Buyer must be paid in full. Selective closings are not permitted. Failure to remit full payment on all parcels purchased at the auction will result in a forfeiture of all monies paid, which will be retained by the County and Auction Company as liquidated damages, and the cancellation of all sales to the Buyer.

25. All tax properties sold at auction are being sold subject to:



# PARTIAL AUCTION TERMS - SEE BIDDER APPLICATION AND WEBSITE FOR ADDITIONAL DOCUMENTS AND INFORMATION

- (a) Rights of the public and others in and to any part of the premises that lies within the bounds of any street, alley, or highway.
- (b) Manufactured home, mobile home, or trailer liens, if any.
- (c) All covenants, leases, easements, and restrictions of record affecting said premises, if any.
- (d) Any state of facts that an accurate, currently dated survey might disclose.
- (e) Environmental conditions of property.
- (f) All New York State and Federal tax liens, if any.
- (g) All taxes due as applicable and disclosed on the date of the auction. It is understood that these taxes may not be exact and owing
- (h) Village tax liens, if any.
- (i) Purchasers are not responsible for taxes listed on the current Rensselaer County Delinquent Tax Statement.

26. The property being sold may be subject to tenancies and/or leases affecting the said property. The Buyer is to determine the existence and status of such interests and the applicable legal rights there to. Evictions, if necessary, are solely the responsibility of the Buyer after the recording and receipt of the deed.

27. The total Bid Price is the combination of the high bid, the buyer's premium, advertising fee, and all applicable fees to include the \$150.00 Processing/Search fee. The buyer shall enter into the required non-contingent purchase and sales agreement. All sales shall be final, absolute and without recourse. In no event shall the County or Auction Company be or become liable for any defects in title for any cause whatsoever and no claim, demand or suit of any nature shall exist in favor of the purchaser, its heirs, successors, or assigns against the County arising from this sale. In the event the County for any reason determines not to sell to the purchaser the property bid on at auction, the purchaser shall be refunded the total bid price paid or 10% down payment, whichever is applicable, buyer's premium and Processing/Search fee without any accrued interest. The County of Rensselaer is only accepting payments from Tuesday, March 21, 2023, through Thursday March 23, 2023, at 2:30 P.M. IF THE BALANCE DUE FROM BUYER(S) PLUS ANY ADDITIONAL CHARGES ON EACH PROPERTY PURCHASED AT THE AUCTION IS NOT RECEIVED IN FULL BY THE COUNTY OF RENSSELAER, ON OR BEFORE THURSDAY MARCH 23, 2023, BY 2:30 P.M., AT THE RENSSELAER COUNTY FINANCE OFFICE, 99 TROY RD, EAST GREENBUSH, NY, THE BUYER(S) SHALL IMMEDIATELY FORFEIT THEIR DOWN PAYMENT OR ANY PAYMENTS MADE WITHOUT RECOURSE AND THE PURCHASE AND SALE AGREEMENT SHALL BECOME NULL AND VOID FOR ANY OBLIGATION THE COUNTY HAD TO PURCHASER. Purchaser agrees and understands that the buyer's premium and \$150 Processing/Search fee are deemed earned by the Auction Company and the County, respectively, upon approval or acceptance of the bid by the COUNTY and is non-refundable. This means when you become the successful high bidder. A sample Purchase and sale agreement is available online at [www.collarcityauctionsonline.com](http://www.collarcityauctionsonline.com) or call our office at 518-895-8150 to request a sample be sent via USPS if you do not have internet access. No internet access? You may also place a bid utilizing our "Absentee Bid Form Contained within the "Online Bidder Application."

28. 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 thereby sold subject to the provisions of law applicable thereto.

29. The purchaser must pay the balance of the purchase price and all of the required recording taxes and fees (cash, certified check, or bank check) no later than 2:30 P.M. on MARCH 23, 2023. Certified and bank checks must be made payable to the Rensselaer County Bureau of Finance. Upon receipt of the required payment the deed will be recorded in the County Clerk's Office and mailed to the purchaser upon completion of the recording process.

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 TIME OF REGISTRATION. If the purchaser fails to make such payments on or before MARCH 23, 2023, the sale shall be deemed cancelled. The County and Auction Company shall not be obligated to convey the property to the purchaser and the purchaser's deposit shall be retained by the County as liquidated damages.

30. The transfer costs/fees which the purchaser shall be required to pay to

the County, in addition to the bid price, shall consist of:

- (a) Filing fee for the Real Property Transfer Report (RP-5217) of \$125.00 if the property is classified as agricultural, 1-3 family dwelling, apartment or condominium, and \$250.00 if the property is otherwise classified (vacant, commercial, entertainment, community service, industrial, public service, forest, etc.)
- (b) Filing fee for combined Capital Gains Transfer Tax Affidavit \$5.00
- (c) All other fees and surcharges required by the Rensselaer County Clerk for recording of the deed, \$50.00
- (d) Processing/Search Fee, \$150.00
- (e) Notice of Sale Fee for Class Codes of 200's, \$10.00

31. Property Inspections: Please drive by vacant land parcels. Improved properties may ONLY be inspected from the exterior. Please do not enter any improved properties. Please ONLY Drive by Occupied Properties. If an improved property appears to be occupied, you are only permitted to view from the road. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.

32. Purchasers are not responsible for taxes listed on the current Rensselaer County Delinquent Tax Statement. Purchasers will, however, be responsible for the 2023 Rensselaer County – Town property tax amounts to include any listed relevy amounts.

33. In order to avoid future delinquent charges, the new owner should immediately advise all tax collectors of the new ownership, and the address where future tax bills are to be mailed.

34. The County reserves the right to sell to the second highest bidder if Purchaser defaults without further notice to first bidder.

35. The County reserves the right to accept or reject any or all bids, or to withdraw any parcel from the sale at any time prior to delivery of the deed to the purchaser.

36. In the event that a sale is cancelled by Court Order, judgment, or by the Rensselaer County Legislature, the successful bidder shall be entitled only to a refund of the purchase money. Purchaser shall not be entitled to special or consequential damages, attorney fees, reimbursement for any expenses incurred as a result of ownership or improvements of the property, or for taxes paid during the period of ownership.

37. No personal property is included in the sale of any property and/or parcel(s) owned by the County. The disposition of any personal property located in, under or on the property or parcel sold shall be the sole responsibility of the purchaser upon transfer of title.

38. Notice to Real Estate Brokers/Agents: The Auction Company is acting in the capacity of a Real Estate Broker/Auctioneer and NOT as a Realtor on the auction of the properties contained herein. The Auction Company is NOT offering any cooperating brokerage fee to any outside brokerage company or agent for producing a bidder or purchaser at this auction. It is recommended that Brokers and/or Agents structure some type of compensation from the buyer they are representing.

I, the Bidder, acknowledge that I read, write, and fully understand the English language and further agree and acknowledge that I have fully read and, if necessary, reviewed all terms/bidder registration documents related to bidding and purchasing with my counsel. I further acknowledge that all information is true and accurate under penalty of law.

Bidder(s) acknowledges all documents are electronically signed and legally binding via DocuSign.

Print Name

Signature

Date

Print Name

Signature

Date

## Rensselaer County Real Estate Auction Contract of Sale

Purchaser: John Q. Public  
Address: 1 Main Street  
City: Anytown, NY 00000  
Phone: 000-000-0000

Bidder Number: 1  
SS#/Fed ID Number: \_\_\_\_\_

I hereby agree to purchase the property known as Auction Tract No: 1 located in the Town of Berlin, Tax Map No: XXX.XX-XX-XX and agree to pay the bid price of \$35,000.00, plus the 10% Buyer's Premium of \$3,500.00, 1.5% Advertising fee of \$525.00, and \$150.00 Processing/Search fee together with closing costs, property, village and school tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract. I (we), the Buyer(s), will sign along with this Contract of Sale, Addendums A, Addendum B, Addendum B.1, Addendum C, Addendum D, Addendum E, and Addendum F, if applicable.

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

I have deposited with Rensselaer County Treasurer's Office the sum of \$3,650.00 which represents \$3,500.00 down payment to apply to the purchase price and an additional \$150.00 Processing/Search fee. Additionally, I unconditionally acknowledge payment and release of the full non-refundable buyer's premium to the Auction Company, for its sole use, auction day. The down payment, Processing/Search fee, Advertising fee, and buyer's premium shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein.

By signing, I unconditionally agree that I have reviewed all information herein including, but not limited to my name and spelling of name and acknowledge it to be correct.

\_\_\_\_\_  
Buyer: John Q. Public

\_\_\_\_\_  
Buyer:

\_\_\_\_\_  
Social Security #/Federal ID

\_\_\_\_\_  
Social Security #/Federal ID

.....

### THE FOLLOWING IS FOR OFFICIAL USE ONLY – DO NOT COMPLETE

Bid Price:	_____	\$35,000.00
RP-5217 Filing Fee:	_____	\$ 125.00
County Clerk Recording Fee:	_____	\$ 50.00
Gains Transfer Tax Fee:	_____	\$ 5.00
Processing/Search Fee:	_____	\$ 150.00
Notice of Sale Fee:	_____	\$ 10.00 * <b>this fee only applies to class codes in the 200's</b>

SUB – TOTAL:	_____	\$35,340.00
Less Monies Paid Down:	_____	\$ 3,650.00

**Total Due by: March 23, 2023 in cash or bank check: \$31,690.00**



### Sample Purchase Transaction

#### Money Due Auction Day with Cash or Cashier Check Payment

##### \$50,000 Purchase/Bid Price

\$ 5,000.00 Down Payment (10%)

\$ 5,000.00 Buyer's Premium (10%)

\$150.00 Processing/Search Fee

\$750.00 Advertising fee (1.5%)

**\$ 10,900.00 Due Auction Day**

##### \$1,000 Purchase/Bid Price

\$ 1,000.00 Down Payment

\$ 100.00 Buyer's Premium (10%)

\$ 150.00 Processing/Search Fee

\$ 15.00 Advertising fee (1.5%)

**\$ 1,265.00 Due Auction Day as Purchase Price in Full\***

##### Monies Due:

\$50,000.00 Purchase/Bid Price

\$ 5,000.00 Down Payment (10%)

**\$45,000.00 Due at Closing PLUS\***

##### Monies Due:

\$ ZERO Purchase/Bid Price

**See Below\*.**

**\*Samples Do Not Include Applicable Closing/Transfer Costs Due and Payable to County Post Auction.**

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**\*Applicable Additional Costs Due No Later than March 23,  
2023 as specified in Auction Terms and Conditions.**

**All Bids of \$1,000.00 or less require full payment Auction  
Day** consisting of Bid Price, Buyer's Premium, Advertising  
fee, Processing/Search fee, and ALL Other Applicable  
Closing/Transfer Costs.

The closing costs/fees which the purchaser shall be required to pay, in addition to bid price, shall consist of:

- a) **Filing fee for the Real Property Transfer Report (RP-5217) of \$125.00 if the property is classified as: agricultural, a 1-3 family dwelling, an apartment, or condominium. Filing fee for the RP-5217 of \$250.00 if the property is otherwise classified (vacant, commercial, entertainment, community service, industrial, public service, forest, etc.);**
- b) **Filing fee for combined Gains Transfer Tax Affidavit, \$5.00;**
- c) **All other fees and surcharges required by the Rensselaer County Clerk for recording of the deed, \$50.00;**
- d) **Notice of Sale fee for properties with Class Code between 200 and 299, \$10.00.**



*Licensed & Bonded Auctioneers, Realtors, Certified Appraisers and Consultants*

9423 Western Turnpike

Delanson, NY 12053-2105

GLOBAL AUCTION, REAL ESTATE, CERTIFIED APPRAISAL AND CONSULTING SOLUTIONS

# REAL ESTATE AUCTION

**"PLEASE RUSH"  
TIME DATED MATERIAL**

# 92

**Single Family Homes,  
Multi-Family Homes,  
Seasonal Homes,  
Commercial & Vacant Land**

# ONLINE REAL ESTATE AUCTION



**IT'S HERE IN  
RENSSELAER**  
EXPLORE RENSSELAER COUNTY

By Order of the County of Rensselaer, NY  
**Single Family Homes, Multi-Family Homes,  
Seasonal Homes, Commercial & Vacant Land**

# 92 COUNTY OF RENSSELAER TAX FORECLOSED PROPERTIES

**BIDDING BEGINS ONLINE: Friday, February 10, 2023**

**FINAL BIDDING BEGINS CLOSING: Friday, March 3, 2023 11:00 A.M.**

**REGISTRATION: Register to bid online via website.**

**NO INTERNET: Please call our office at 518-895-8150 to receive a Bidder Registration Application Package and complete instructions.**

**NOTE: Registration will be turned off on Thursday, March 2nd at 1:00 P.M.**  
**Registrations will NOT be accepted after the deadline.**