

Warren County Board of Supervisors

RESOLUTION NO. 436 OF 2017

RESOLUTION INTRODUCED BY SUPERVISORS BROCK, BRAYMER, MERLINO, STROUGH, DICKINSON, MCDEVITT, LEGGETT, SIMPSON AND VANSELOW

AUTHORIZING CONVEYANCES OF LANDS OFFERED AT PUBLIC AUCTION HELD ON OCTOBER 21, 2017, DISPOSING OF CERTAIN LANDS ACQUIRED BY WARREN COUNTY PURSUANT TO THE REAL PROPERTY TAX FORECLOSURE ACTION

WHEREAS, pursuant to the provisions of Article 11 of the Real Property Tax Law, Warren County conducted its 2017 tax foreclosure proceeding and received a Judgment and Order to establish title with regard to certain parcels with tax delinquencies which were not redeemed within the prescribed period, and

WHEREAS, a public auction was held on Saturday, October 21, 2017 for the sale of certain parcels of land foreclosed upon by the County of Warren in the 2017 tax foreclosure proceeding or in other prior years' proceedings, now, therefore, be it

RESOLVED, that the following bids are accepted subject to final review by the County Attorney for the existence of legal impediments adverse to the County that may warrant not accepting such bids, and conditioned upon the successful bidder making payment of all fees as required by the Terms and Conditions of Sale and Resolution No. 259 of 2017, and that the Chairman of the Board of Supervisors be, and hereby is, authorized, within fifteen (15) days from the date of this resolution and upon receipt of the balance of the bid purchase price, to execute and deliver on behalf of the County of Warren conveyances by Quit Claim Deed and any other necessary documents, to the bidders (or their assignees) as set forth in the attached Schedule "A", in a form approved by the County Attorney, and be it further

RESOLVED, that in the event the highest bidder fails to perform on a certain parcel, the Director of Real Property Tax Services is authorized to offer the affected parcel to the second highest bidder and the Chairman of the Board of Supervisors be, and hereby is, authorized to execute and deliver on behalf of the County of Warren conveyances by Quit Claim Deed in a form approved by the County Attorney and any other necessary documents.

SCHEDULE "A"
2017 COUNTY LAND AUCTION BID RESULTS

Town	Tax Map#	Location	Class	Bidder	Taxes due	Sale Price
Bolton	185.00-1-31.5	Trout Lake Rd	311	Keith W. Sentz	3,171.81	52,000.00
Chester	17.-1-36	Olmsteadville Road	311	Cheap Pete's Lawn Care	555.90	60.00
Chester	32.-2-19	662 State Route 28N	270	Corey J. Bennett	5,280.69	13,000.00
Chester	69.-1-22	White Schoolhouse Rd.	322	Jenna M. Remington	2,686.58	16,000.00
Chester	103.-1-6	104 Pine Notch Road	312	Smith Landing, Inc.	1,984.92	7,500.00
Hague	11.-1-10.21	Off Lakeshore Drive	322	Dave M. Blair	1,676.29	10,000.00
Hague	25.1-1-8	West Hague Road	311	Joshua R. & Melissa L. Patchett	15,832.37	7,100.00
Johnsburg	66.14-1-47	10 Milton Ave.	270	Tamera L. Sponable	9,279.86	28,000.00
Johnsburg	118.10-1-30	State Route 8	314	Richard C. Green	1,401.66	Both parcels
Johnsburg	118.10-1-32	3866 State Route 8	662	Richard C. Green	8,611.00	for 64,000.00
Lake Luzerne	298.20-1-62	1043 East River Drive	210	Stewart L. Daniels	6,270.05	10,500.00
Lake Luzerne	305.16-1-13	East River Drive	311	Juanita L. Haseltine	998.56	4,100.00
Lake Luzerne	305.16-1-14	East River Drive	312	Thomas A. Johnson	1,719.06	4,800.00
Lake Luzerne	313.-1-55	239 Ralph Road	210	David K. Wolter	6,965.97	42,000.00
Queensbury	279.-1-19	Mud Pond Rd., Off	314	Dominic J. Jude	506.62	375.00
Queensbury	279.-1-26	Ridge Road	852	Vance Cohen	15,867.22	5,000.00
Queensbury	302.13-1-14	Hidden Hills Drive	311	Cheap Pete's Lawn Care	357.36	150.00
Queensbury	309.18-1-35	10 Anable Drive	270	Joseph P. Gross	13,173.12	24,000.00
Queensbury	309.18-1-39	117 Big Boom Road	210	Joseph P. Gross	18,282.24	26,000.00
Stony Creek	231.-1-17.2	645 Harrisburg Road	323	Matthew J. Keicher Jr. & Matthew Sr.	617.72	1,050.00
Thurman	182.-1-6	858 Glen Athol Road	270	Aqualogic, Inc.	3,538.29	6,200.00
Thurman	221.-1-59.111	Drexel Road	260	Tyson M. Bruhns	4,728.76	13,500.00
Thurman	221.-2-15	400 Mudd Street	270	Keith G. Gilligan	6,314.95	17,500.00
Warrensburg	211.13-3-35	4 Horicon Ave.	331	Bryan K. Rounds	11,660.40	24000
Warrensburg	211.17-3-56	20 Ridge Avenue	210	Joseph Delczeg	17,830.93	17,500.00
				TOTAL	\$159,312.33	\$394,335.00