

RESOLUTION NO. 2016198

RE: PUBLIC AUCTION OF PROPERTIES ACQUIRED BY THE
COUNTY THROUGH IN REM PROCEDURE AND
AUTHORIZATION TO EXECUTE QUITCLAIM DEEDS
CONVEYING SAID PARCELS OF REAL PROPERTY

Legislators FLESLAND, MICCIO, LANDISI, and SAGLIANO offer the following and moves its adoption:

WHEREAS, pursuant to Article 11 of the Real Property Tax Law in the matter of the foreclosure of tax liens by proceeding *in rem*, the County of Dutchess has acquired title to certain parcels of real property as listed and annexed hereto on Exhibit "A", and

WHEREAS, the Commissioner of Finance has recommended the public sale of said parcels at a public auction to be conducted pursuant to the Terms of Sale in essentially the form annexed hereto as Exhibit "B", and

WHEREAS, by Resolution No. 244 of 1997, the Dutchess County Legislature adopted a Land Disposition Policy, and

WHEREAS, the Land Disposition Policy grants to former landowners an exclusive right to repurchase their former parcels for the payment of all outstanding taxes, interest, penalties and fees authorized by law, and

WHEREAS, Legislative approval is required for the transfer of real property owned by the County of Dutchess, now therefore, be it

RESOLVED, that the Commissioner of Finance be and she hereby is authorized and empowered to sell the parcels listed and annexed hereto, at a public auction to be conducted at the Poughkeepsie Grand Hotel, Poughkeepsie, New York on or about October 12, 2016, by an auctioneer under the direction of the Commissioner of Finance, and be it further

RESOLVED, that the Commissioner of Finance shall have the discretion to waive the fee authorized by RPTL 1102 where deemed economically desirable for the County, and be it further

RESOLVED, that the Commissioner of Finance shall give public notice of such sale as she may deem appropriate, and be it further

RESOLVED, that the County Executive and the Clerk of the County Legislature be and they hereby are authorized and empowered to execute quitclaim deeds on behalf of the County of Dutchess conveying the parcels of real property which are either sold at public auction to the purchasers thereof or repurchased by former landowners thereof pursuant to the Land Disposition Policy.

CA-108-16

CEN/kvh/R-0324-C5

7/14/16

Fiscal Impact: Favorable. Parcels will be put back on tax rolls.

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 8th day of August 2016, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 8th day of August 2016.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

	Exhibit "A"	
	Assessed Owner (Prior)	Grid Number
Auction #	Town of Amenia	
1	JEAN-PAUL PERRAULT	132000-7067-16-881285-0000
2	JEAN-PAUL PERRAULT	132000-7067-16-883288-0000
3	NOVICK, MICHAEL	132000-7067-16-890280-0000
4	RUDDY, STEPHEN J	132000-7165-01-133757-0000
5	VOORHEES, PAUL	132000-7264-00-233386-0000
6	VOORHEES, DOLORES J	132000-7264-00-234490-0000
	Town of Beekman	
7	CONGREGATION CHABAD OF,	132200-6558-08-948825-0000
8	FORTE JOHN	132200-6558-12-982657-0000
9	TOMPKINS, JAMES H	132200-6658-00-317662-0000
10	CONGREGATION CHABAD OF,	132200-6658-05-095751-0000
11	CHELSEA COVE HOMES LLC,	132200-6658-05-095798-0000
12	CONGREGATION CHABAD OF,	132200-6658-05-096752-0000
13	CONGREGATION CHABAD OF,	132200-6658-05-098755-0000
14	CONGREGATION CHABAD OF,	132200-6658-05-098809-0000
15	CONGREGATION CHABAD OF,	132200-6658-05-102757-0000
16	CONGREGATION CHABAD OF,	132200-6658-05-102811-0000
17	CONGREGATION CHABAD OF,	132200-6658-05-105763-0000
18	CONGREGATION CHABAD OF,	132200-6658-05-105814-0000
19	CONGREGATION CHABAD OF,	132200-6658-05-106765-0000
20	CONGREGATION CHABAD OF,	132200-6658-05-107767-0000
21	CONGREGATION CHABAD OF,	132200-6658-05-108769-0000
22	CONGREGATION CHABAD OF,	132200-6658-05-111777-0000
23	CONGREGATION CHABAD OF,	132200-6658-05-112780-0000
24	CONGREGATION CHABAD OF,	132200-6658-05-113782-0000
25	CONGREGATION CHABAD OF,	132200-6658-05-113787-0000
26	CONGREGATION CHABAD OF,	132200-6658-05-114784-0000
27	CONGREGATION CHABAD OF,	132200-6658-05-114790-0000
28	CONGREGATION CHABAD OF,	132200-6658-05-115792-0000
29	CONGREGATION CHABAD OF,	132200-6658-05-116752-0000
30	CONGREGATION CHABAD OF,	132200-6658-05-116795-0000
31	CONGREGATION CHABAD OF,	132200-6658-05-118754-0000
32	CONGREGATION CHABAD OF,	132200-6658-05-118802-0000
33	CONGREGATION CHABAD OF,	132200-6658-05-118804-0000
34	CONGREGATION CHABAD OF,	132200-6658-05-119807-0000
35	CONGREGATION CHABAD OF,	132200-6658-05-119809-0000
36	CONGREGATION CHABAD OF,	132200-6658-05-120756-0000
37	CONGREGATION CHABAD OF,	132200-6658-05-120811-0000
38	CONGREGATION CHABAD OF,	132200-6658-05-121758-0000
39	CONGREGATION CHABAD OF,	132200-6658-05-121814-0000
40	CONGREGATION CHABAD OF,	132200-6658-05-121817-0000

41	CONGREGATION CHABAD OF,	132200-6658-05-122760-0000
42	CONGREGATION CHABAD OF,	132200-6658-05-122819-0000
43	CONGREGATION CHABAD OF,	132200-6658-05-125763-0000
44	CONGREGATION CHABAD OF,	132200-6658-05-127773-0000
45	CONGREGATION CHABAD OF,	132200-6658-05-128776-0000
46	CONGREGATION CHABAD OF,	132200-6658-05-129778-0000
47	CONGREGATION CHABAD OF,	132200-6658-05-129783-0000
48	CONGREGATION CHABAD OF,	132200-6658-05-130781-0000
49	CONGREGATION CHABAD OF,	132200-6658-05-130786-0000
50	CONGREGATION CHABAD OF,	132200-6658-05-132792-0000
51	CONGREGATION CHABAD OF,	132200-6658-05-133795-0000
52	CONGREGATION CHABAD OF,	132200-6658-05-134797-0000
53	CONGREGATION CHABAD OF,	132200-6658-05-135799-0000
54	CONGREGATION CHABAD OF,	132200-6658-05-135801-0000
55	CONGREGATION CHABAD OF,	132200-6658-05-136803-0000
56	CONGREGATION CHABAD OF,	132200-6658-05-142784-0000
57	CONGREGATION CHABAD OF,	132200-6658-05-143786-0000
58	CONGREGATION CHABAD OF,	132200-6658-05-144789-0000
59	CONGREGATION CHABAD OF,	132200-6658-05-146791-0000
60	CONGREGATION CHABAD OF,	132200-6658-05-148792-0000
61	CONGREGATION CHABAD OF,	132200-6658-05-149794-0000
62	CONGREGATION CHABAD OF,	132200-6658-05-150797-0000
63	CONGREGATION CHABAD OF,	132200-6658-05-152799-0000
64	CONGREGATION CHABAD OF,	132200-6658-05-155805-0000
65	CONGREGATION CHABAD OF,	132200-6658-05-157807-0000
66	CONGREGATION CHABAD OF,	132200-6658-05-157825-0000
67	CONGREGATION CHABAD OF,	132200-6658-05-158809-0000
68	CONGREGATION CHABAD OF,	132200-6658-05-159827-0000
69	CONGREGATION CHABAD OF,	132200-6658-05-160811-0000
70	CONGREGATION CHABAD OF,	132200-6658-05-161828-0000
71	CONGREGATION CHABAD OF,	132200-6658-05-162813-0000
72	CONGREGATION CHABAD OF,	132200-6658-05-163815-0000
73	CONGREGATION CHABAD OF,	132200-6658-05-163830-0000
74	CONGREGATION CHABAD OF,	132200-6658-05-165832-0000
75	CONGREGATION CHABAD OF,	132200-6658-05-166816-0000
76	CONGREGATION CHABAD OF,	132200-6658-05-166834-0000
77	CONGREGATION CHABAD OF,	132200-6658-05-168818-0000
78	CONGREGATION CHABAD OF,	132200-6658-05-168835-0000
79	CONGREGATION CHABAD OF,	132200-6658-05-170838-0000
80	CONGREGATION CHABAD OF,	132200-6658-05-172840-0000
81	CONGREGATION CHABAD OF,	132200-6658-05-173842-0000
82	CONGREGATION CHABAD OF,	132200-6658-05-174823-0000
83	CONGREGATION CHABAD OF,	132200-6658-05-176824-0000
84	CONGREGATION CHABAD OF,	132200-6658-05-178825-0000
85	CONGREGATION CHABAD OF,	132200-6658-05-181826-0000
86	CONGREGATION CHABAD OF,	132200-6658-05-183826-0000
87	CONGREGATION CHABAD OF,	132200-6658-05-186827-0000
88	CONGREGATION CHABAD OF,	132200-6658-05-188828-0000
89	CONGREGATION CHABAD OF,	132200-6658-05-190828-0000
90	CONGREGATION CHABAD OF,	132200-6658-09-051707-0000
91	CONGREGATION CHABAD OF,	132200-6658-09-053707-0000
92	CONGREGATION CHABAD OF,	132200-6658-09-056706-0000
93	CONGREGATION CHABAD OF,	132200-6658-09-058706-0000
94	CONGREGATION CHABAD OF,	132200-6658-09-061705-0000

95	CONGREGATION CHABAD OF,	132200-6658-09-063705-0000
96	CONGREGATION CHABAD OF,	132200-6658-09-066704-0000
97	CONGREGATION CHABAD OF,	132200-6658-09-068704-0000
98	CONGREGATION CHABAD OF,	132200-6658-09-073725-0000
99	CONGREGATION CHABAD OF,	132200-6658-09-075727-0000
100	CONGREGATION CHABAD OF,	132200-6658-09-076707-0000
101	CONGREGATION CHABAD OF,	132200-6658-09-076730-0000
102	CONGREGATION CHABAD OF,	132200-6658-09-077731-0000
103	CONGREGATION CHABAD OF,	132200-6658-09-078708-0000
104	CONGREGATION CHABAD OF,	132200-6658-09-079732-0000
105	CONGREGATION CHABAD OF,	132200-6658-09-081710-0000
106	CONGREGATION CHABAD OF,	132200-6658-09-081734-0000
107	CONGREGATION CHABAD OF,	132200-6658-09-082712-0000
108	CONGREGATION CHABAD OF,	132200-6658-09-082737-0000
109	CONGREGATION CHABAD OF,	132200-6658-09-083714-0000
110	CONGREGATION CHABAD OF,	132200-6658-09-083738-0000
111	CONGREGATION CHABAD OF,	132200-6658-09-085715-0000
112	CONGREGATION CHABAD OF,	132200-6658-09-087717-0000
113	CONGREGATION CHABAD OF,	132200-6658-09-089719-0000
114	CONGREGATION CHABAD OF,	132200-6658-09-089744-0000
115	CONGREGATION CHABAD OF,	132200-6658-09-090746-0000
116	CONGREGATION CHABAD OF,	132200-6658-09-093747-0000
117	CONGREGATION CHABAD OF,	132200-6658-09-094749-0000
118	CONGREGATION CHABAD OF,	132200-6658-09-095724-0000
119	CONGREGATION CHABAD OF,	132200-6658-09-096726-0000
120	CONGREGATION CHABAD OF,	132200-6658-09-097728-0000
121	CONGREGATION CHABAD OF,	132200-6658-09-099730-0000
122	CONGREGATION CHABAD OF,	132200-6658-09-101731-0000
123	CONGREGATION CHABAD OF,	132200-6658-09-103733-0000
124	CONGREGATION CHABAD OF,	132200-6658-09-105735-0000
125	CONGREGATION CHABAD OF,	132200-6658-09-106737-0000
126	CONGREGATION CHABAD OF,	132200-6658-09-108738-0000
127	CONGREGATION CHABAD OF,	132200-6658-09-110740-0000
128	CONGREGATION CHABAD OF,	132200-6658-09-113746-0000
129	CONGREGATION CHABAD OF,	132200-6658-09-114748-0000
130	CONGREGATION CHABAD OF,	132200-6658-09-115750-0000
131	RONNAU, HARRY G	132200-6756-00-964329-0000
132	CAMPBELL, MICHAEL P	132200-6758-00-893014-0000
133	GLOBAL SATELLITE LLC,	132200-6758-00-923841-0000
134	TUTHILL FINANCE,	132200-6758-02-701738-0000
135	298 ATLANTIC LLC	132200-6758-02-747708-0000
136	DUTCHESS CONTRACTING CORP	132200-6759-00-478317-0000
137	DUTCHESS CONTRACTING CORP	132200-6759-00-494352-0000
138	ROBERTS, ALAN J ROBERTS, DONNA M	132200-6859-03-048444-0000
	<u>Town of Clinton</u>	
139	ABEDIN, NURUL	132400-6267-00-170583-0000
140	CANNAVINO, JAMES A CANNAVINO, SUZANNE Y	132400-6366-00-023290-0000
	<u>Town of Dover</u>	
141	BUTLER, ANN MARIA REID, VALERIE ANN	132600-7059-00-966566-0000
142	BLOWERS, JEANETTE L BLOWERS, PAUL H	132600-7160-01-356913-0000
143	HICKS, PATRICIA HICKS, ROBERT MARSHALL, LLOYD D	132600-7160-01-368622-0000

144	HALE, SAMUEL LEONARD	132600-7160-01-385958-0000
145	HALE, KATHERINE P	132600-7161-00-022184-0000
146	WHITE, JUNE S WHITE, ROBERT J SR	132600-7259-00-180133-0000
	<u>Town of East Fishkill</u>	
147	RJR REAL ESTATE HOLDINGS LLC,	132800-6356-02-835545-0000
148	VIVIANI CATELLO	132800-6357-01-132793-0000
149	O'DONNELL'S INC,	132800-6357-01-358503-0000
150	M V M HOLDINGS LLC	132800-6454-00-759904-0000
151	ZANETTI DANIEL J ZANETTI MICHAEL E	132800-6455-02-735845-0000
152	TIMELESS CUSTOM HOMES INC,	132800-6457-03-251018-0000
153	RJR REAL ESTATE HOLDINGS LLC,	132800-6458-04-726440-0000
154	ABEDIN, NURUL	132800-6458-07-726901-0000
155	FEIN, JOSEPH	132800-6458-07-731928-0000
156	FEIN, JOSEPH	132800-6458-07-732933-0000
157	FEIN, JOSEPH	132800-6458-07-733937-0000
158	EAST FISHKILL PROPERTIES INC,	132800-6554-00-110901-0000
159	CLARK & WILKINS CO	132800-6556-01-195790-0000
160	LABATE, MARIA	132800-6558-04-887386-0000
161	RJR REAL ESTATE HOLDINGS LLC,	132800-6655-02-871859-0000
162	RJR REAL ESTATE HOLDINGS LLC,	132800-6655-02-872892-0000
163	CARDOZA ANGEL	132800-6656-00-557186-0000
164	GOLISANO DOLORES M GOLISANO SALVATORE	132800-6656-00-984188-0000
165	ABEDIN, NURUL	132800-6755-02-890512-0000
166	AVITAL JOHN PAUL	132800-6755-04-504458-0000
167	SARACENO, JOHN	132800-6755-04-593226-0000
	<u>Town of Fishkill</u>	
168	VARAS, PATRICK J VARAS, ROSE MARIE	133089-5953-11-688732-0000
169	PRECOUR, JOSEPH C	133089-6055-01-145612-0000
170	538 ROUTE 52 LLC,	133089-6055-15-655308-0000
171	PAPPAS, ROBERT A JR	133089-6155-02-596998-0000
172	CHAVEZ, MIGUEL	133089-6155-03-467349-0000
173	POLICHETTI, SAL	133089-6356-01-141615-0000
	<u>Town of Hyde Park</u>	
174	TRAVER, GERALD A	133200-6063-04-986483-0000
175	COSTANZI, VICTOR EXECUTOR	133200-6066-02-932623-0000
176	COSTON, GENE0 COSTON, TONIE DE PEW, SHANA HALL, ALBERT L HALL, ELIZABETH	133200-6066-02-981800-0000
177	ABEDIN, NURUL	133200-6164-01-003813-0000
178	CARROLL, PATRICK A	133200-6164-01-074690-0000
179	HARRIS, WILLIAM JR	133200-6164-17-016247-0000
180	HOYT, BETTY L HOYT, CALVIN C	133200-6165-01-224888-0000
181	JWEINAT, ISAM RAJI	133200-6165-02-892659-0000
182	KINGSTON YORK LLC,	133200-6166-01-328788-0000
183	HARRIS, DAWN MARIE HARRIS, RONALD C JR	133200-6166-02-822541-0000
184	HARRIS, DAWN MARIE HARRIS, RONALD JR	133200-6166-02-829548-0000
185	RABS CC ASSOCIATES LLC,	133200-6166-03-454018-0000
186	KITOVAS SPIRO	133200-6166-03-477077-0000
187	KITOVAS SPIRO	133200-6166-04-502122-0000
188	HANSON, KIM MARIE HANSON, ROBERT NIM	133200-6167-02-893823-0000
189	TAYLOR JOAN K	133200-6167-04-702247-0000

190	APA, STEVEN DEBENEDICTUS, CRAIG A	133200-6263-01-178748-0000
191	APA, STEVEN DEBENEDICTUS, CRAIG A	133200-6263-01-191783-0000
192	PEYEM, ANDREY	133200-6266-02-522683-0000
193	MITCHELL JAMES MITCHELL SANDRA L	133200-6266-19-671024-0000
	<u>Town of LaGrange</u>	
194	BAGNALL, ROBERT	133400-6260-02-658517-0000
195	MARTIN, GERALD JON MARTIN, SANDRA	133400-6261-04-785449-0000
196	LAWRENCE, ROBERT	133400-6360-01-147952-0000
197	TEDESCO PAUL	133400-6360-02-581685-0000
198	ALIM, MOHAMMED A ISLAM, SAIFUL	133400-6360-02-629636-0000
199	SPIAK, WILLIAM	133400-6360-02-860964-0000
200	10 INDUSTRY PARTNERS LLC,	133400-6361-03-162267-0000
201	SECOR STRAWBERRIES INC,	133400-6459-01-317797-0000
202	CATALIC VICTOR	133400-6461-01-073869-0000
203	SPADAFORA RONALD	133400-6560-02-501748-0000
204	ABEDIN, NURUL	133400-6560-02-954676-0000
205	DEMICHIEL MICHAEL J CERMICHIEL SUSAN K	133400-6562-03-456442-0000
	<u>Town of Milan</u>	
206	HINES, CONSTANCE A HINES, JOSEPH A JR	133600-6472-00-277023-0000
207	NAPOLITANO, CATHERINE E	133600-6474-00-205215-0000
208	MONTAMILE, MARIO MONTAMILE, ROSE	133600-6671-00-210666-0000
	<u>Town of Northeast</u>	
209	MANNINO, GIUSEPPE	133889-7170-00-253322-0000
210	LSIM REALTY LLC,	133889-7273-00-197029-0000
	<u>Town of Pawling</u>	
211	RUSSOTTO, CARMELA	134001-6957-20-967106-0000
212	SLOCUM, ROBERT T	134001-7057-13-101383-0000
213	SLOCUM, ROBERT T	134001-7057-13-102393-0000
214	ANTAEUS REALTY CORP,	134001-7057-17-056028-0000
215	RONNAU, HARRY G	134089-6756-00-998320-0000
216	BATTLE JOSEPH W	134089-6856-05-197831-0000
217	TWO GIRLS REALTY CORP,	134089-6856-06-257965-0000
218	GOLISANO, DOLORES M GOLISANO, SALVATORE	134089-6957-00-475292-0000
219	MADISON WOODS DEVELOPMNT CO,	134089-6957-00-595634-0000
220	298 ATLANTIC LLC	134089-6957-03-221262-0000
221	AKIN, CRAIG D	134089-7155-00-525885-0000
	<u>Town of Pine Plains</u>	
222	TRAVELCO INC,	134200-6672-00-927785-0000
	<u>Town of Pleasant Valley</u>	
223	LANE, VICTOR L	134400-6362-02-770833-0000
224	TSAMOYDAKIS BARBARA	134400-6365-02-799610-0000
225	SCHOONMAKER, CHARLES G	134400-6463-03-155120-0000
226	GOUTREMOUT, BRUCE M GOUTREMOUT, ROXANNE	134400-6564-01-160774-0000
227	WILLIAMS MARJORIE E	134400-6564-03-155424-0000
	<u>Town of Poughkeepsie</u>	

228	BORGIA PETROLEUM INC,	134601-6158-09-243502-0000
229	NEALY, ALICE M NEALY, ROBERT W	134689-6158-01-010701-0000
230	AVITAL JOHN PAUL	134601-6158-14-286314-0000
231	298 ATLANTIC LLC	134689-6063-04-978300-0000
232	GRVC PROPERTIES LLC	134689-6159-04-608173-0000
233	OYIBO, JOSEPH	134689-6160-01-412526-0000
234	PAPP, JAMES	134689-6160-02-704718-0000
235	SEEBE, JOHN N	134689-6160-03-437410-0000
236	INGOGLIA, ALBERT	134689-6161-07-672935-0000
237	TRAYNER, EMMA V TRAYNER, THOMAS J	134689-6161-07-744919-0000
238	MOREY, DANIEL T	134689-6161-78-133124-0000
239	EKWEREKWU VERONA A	134689-6162-05-093887-0000
240	PINES SIDNEY	134689-6162-05-098868-0000
241	JENNETT, ROBIN E	134689-6162-05-236829-0000
242	HIGGINS, JACQUELINE E LT HIGGINS, JOHN RM	134689-6162-06-259757-0000
243	WINSLOW, DENNIS C WINSLOW, LELAR O	134689-6162-06-402980-0000
244	ESPANA CONSTRUCTION INC,	134689-6162-10-356591-0000
245	BEREND, ERIC V	134689-6162-19-705069-0000
246	NEWT DEVELOPMENT CORP,	134689-6163-03-453084-0000
247	HANSON, ROBERT WINNERS CIRCLE VENTURES LLC,	134689-6163-03-493272-0000
248	VESA REALTY ASSOCIATES LLC,	134689-6261-01-366969-0000
249	MAKAN LAND DEVLPMNT-ONE LLC	134689-6262-02-934714-0000
250	MAKAN LAND DEVLPMNT-ONE LLC	134689-6262-02-936823-0000
251	MAKAN LAND DEVLPMNT-ONE LLC	134689-6262-02-938687-0000
252	MAKAN LAND DEVLPMNT-ONE LLC	134689-6262-02-939798-0000
253	DM EQUITIES OF NEW YORK LLC	134689-6262-02-940747-0000
254	MAKAN LAND DEVLPMNT-ONE LLC	134689-6262-02-941778-0000
255	MAKAN LAND DEVLPMNT-ONE LLC	134689-6262-02-956884-0000
256	MAKAN LAND DEVLPMNT-ONE LLC	134689-6262-02-982746-0000
257	MAKAN LAND DEVLPMNT-ONE LLC	134689-6262-02-985783-0000
258	MAKAN LAND DEVLPMNT-ONE LLC	134689-6262-02-987833-0000
259	B D H REALTY INC,	134689-6262-03-226351-0000
260	BURDINE BARBARA JANE BURDINE HENRY W	134689-6263-04-665066-0000
261	KENT, LISA	134689-6362-01-212552-0000
262	KHAN, SAIDUR UDDIN, ANWAR	134689-6363-03-022081-0000
	<u>Town of Red Hook</u>	
263	CONKLIN, DANIEL W	134803-6175-18-495060-0000
264	WILLS, LAWRENCE A	134889-6172-19-631159-0000
265	MC CORMICK, GLORIA SLESINSKI, DANIEL	134889-6175-00-980360-0000
266	CHORNEY KARL T III	134889-6272-12-870634-0000
267	MASSARO, DONALD	134889-6372-00-637486-0000
	<u>Town of Rhinebeck</u>	
268	AGUILAR EDGAR O	135089-6270-00-903921-0000
	<u>Town of Stanford</u>	
269	JACOB, ELLEN CLAIRE JACOB, ROBERT G	135200-6667-00-965314-0000
	GIORDANO, JACK GIORDANO, JOSEPHINE GIORDANO-	135200-6669-00-518145-0000
270	LEONAGGEO, BARBARA	
271	FALLONE, CARMINE A FALLONE, PHILOMENA	135200-6767-00-462356-0000
272	MC CARTHY, JEANNE J	135200-6869-00-545677-0000
273	MCCARTHY, SHAWN	135200-6869-11-601502-0000

<u>Town of Union Vale</u>		
274	PARLIMAN GERALD C	135400-6661-00-525289-0000
275	MANNINO GIUSEPPE	135400-6662-00-124037-0000
<u>Town of Wappinger</u>		
276	IGLESIAS MELIZZA	135601-6157-22-213990-0000
277	REVITALIZATION SYNDICATIONS AT,	135601-6158-14-308261-0000
278	BLAIR DARRELL E	135601-6158-14-335373-0000
279	298 ATLANTIC LLC	135601-6158-14-470346-0000
280	REVITALIZATION SYNDICATIONS AT,	135601-6158-18-307248-0000
281	MANNINO GIUSEPPE	135601-6158-18-363174-0000
282	JOHANIDESZ, LASZLO JOHANIDESZ, RITA	135689-6056-03-343488-0000
283	HOLMES, VALERIE C	135689-6057-16-882430-0000
284	CRAIG CHAS DONALD VERA FREEMAN	135689-6156-02-603593-0000
285	ESPAÑA CONSTRUCTION INC,	135689-6157-01-296777-0000
286	MENCONERI ANTONINA LT MENCONERI KATHERINE RM MENCONERI PETER JR RM MENCONERI RAYMOND RM MENCONERI RICHARD RM	135689-6157-01-330935-0000
287	YESHORIM, YESHIVA D'VAR	135689-6157-01-378617-0000
288	MARSHALL MARIE S MARSHALL WESLEY JR	135689-6157-02-582728-0000
289	PERRIN, MICHAEL ROCKY MOUNTAIN ENTERPRISES INC,	135689-6157-02-902593-0000
290	IVERSEN, CHRISTOPHER L	135689-6158-03-100201-0000
291	LOPEZ CHRISTINE	135689-6256-02-718747-0000
292	MAIOLO, DOMINICK JR MAIOLO, FRANCES	135689-6257-03-341378-0000
293	DUSEVIC, AGGY DUSEVIC, MARJAN	135689-6258-01-028578-0000
294	ROUTE 55 PROPERTY LLC	135689-6259-02-554893-0000
295	376 REALTY CORP,	135689-6259-04-530251-0000
296	MANNINO GIUSEPPE	135689-6359-02-539693-0000
297	MANNINO GIUSEPPE	135689-6359-04-543283-0000
298	S & Z DEVELOPERS CORP	135689-6359-04-958373-0000
<u>Town of Washington</u>		
299	BOOTH DOROTHY A	135801-6764-02-911834-0000
300	DOYLE, ANN M SMALLS, TIMOTHY R	135889-6664-00-925537-0000
301	ROCK MAPLE HOUSE LLC,	135889-6863-00-555898-0000

TERMS AND CONDITIONS OF SALE

TERMS FOR INTERNET BIDDING (in addition to standard terms below):

1. **Registration.** All bidders are required to register and to provide suitable I.D. (photo copy acceptable) prior to the auction. Auctioneer reserves the right to decline registration if I.D. is not sufficient. Notarized copy of bidder's signature on copy of bidder's valid driver's license or passport must be provided to auctioneer. **NO EXCEPTIONS.**
2. **Bidder Approval.** Download the "Internet Bidder Registration Packet" from the website (<http://www.nysauctions.com/auctions/IbidReg/Dutchess.pdf>). Complete all required information where highlighted by printing or signing legibly and return all completed documents with the funds described in paragraph two below to auctioneer/broker no later than 12:00 PM (noon) on Tuesday October 11, 2016, Eastern Standard Time. **NO EXCEPTIONS.**
3. **No Recourse.** Internet bidding through our Provider is offered as a service to our customers, and bidders shall not hold Dutchess County and/or Absolute Auctions & Realty, Inc., responsible for any failure due to the loss of the internet connection supplied to Absolute Auctions & Realty, Inc. by the Provider.

STANDARD TERMS:

1. **Buyer's Premium.** Purchaser shall pay an **eleven percent (11%) buyers premium (a 1% buyer's premium discount will be given for cash or guaranteed funds)** in addition to the accepted bid price.
2. **Down Payment.** \$250 or 20% of the total contract price (contract price is the bid price + buyer's premium), whichever is higher, shall be paid as a down payment upon execution of a contract of sale immediately upon being declared the successful high bidder. **ONLY CASH, CREDIT CARD (MASTERCARD, VISA or DISCOVER CARD ONLY), MONEY ORDER OR BANK CHECK (Tellers/Cashiers Check) MADE PAYABLE TO "DUTCHESS COUNTY COMMISSIONER OF FINANCE" WILL BE ACCEPTED. NO EXCEPTIONS.**
3. **Closing Costs.** Purchaser shall pay the following closing costs: Filing Fee for Combined Gains Transfer Tax Affidavit of \$5, Filing Fee of \$5 for Town of Red Hook Transfer Tax, and all recording and other fees required by the Dutchess County Clerk. Fees are subject to change by law without further notice.
4. **Balance Due.** The balance due, including closing costs and the **2016-2017 School Tax**, and Village Tax if any, shall be paid by **cash, money order or bank check** made payable to "Dutchess County Commissioner of Finance" on or before **November 10, 2016. Credit Card payment is NOT acceptable for balance due. TIME IS OF THE ESSENCE.** Failure to timely pay balance due shall constitute default and forfeiture of down payment.
5. **Recording Information.** Purchaser shall provide all information necessary for recording the deed and shall execute all required documents prior to close of auction.

6. **Deed.** Conveyance shall be by quitclaim deed, with the description of the property to be by tax grid number. The deed shall be recorded by the County after payment in full, and returned to purchaser by the County Clerk's Office. The County will only issue a deed in the name of the successful bidder, no exceptions.

7. **No Warranty.** (a) All real property, including any buildings thereon, is sold "AS IS", without any representation or warranty whatsoever, and is subject to: 1) any facts a survey or inspection of the parcel would disclose; 2) applicable zoning/land use/building regulations/easements of record or matters of public record; 3) all federal or state taxes, liens, delinquent water and/or sewer rents, other local charges, mortgages or judgments not extinguished from the parcel by foreclosure proceedings.

(b) All informational material such as slides, tax maps, deeds, photos, auction listings, auction catalogs, auction signs, property record cards, and verbal descriptions are for identification purposes only and represent no warranty or guarantee as to accuracy or otherwise.

(c) There is no representation, express or implied, as to condition of parcel, warranty of title, right of access, or suitability for a particular use. RESEARCH BEFORE YOU BID.

8. **No Recourse.** All sales shall be final and without recourse, and in no event shall Dutchess County and/or Absolute Auction & Realty, Inc., be liable for any defects in title for any cause whatsoever. No claim, demand or suit of any nature shall exist in favor of the purchaser, its heirs, successors or assigns, against Dutchess County and/or Absolute Auction & Realty, Inc., arising from this sale.

9. **Right of Withdrawal:** By Resolution No. 244 of 1997, the County of Dutchess adopted a Land Disposition Policy which provides that the former landowner has the exclusive opportunity to reacquire his/her property through the payment of all back taxes, fees and incurred interest cost after the conclusion of the *in rem* proceedings but only until 5:00 P.M. on the day prior to the next county auction of properties, subject to approval by the County Legislature. After that time the County shall not remove any properties from auction absent a direction to do so from a court of competent jurisdiction.

10. **Confirmation of Sale.** A bid shall be considered an offer to purchase subject to the acceptance of the County. If the bid is accepted, a contract of sale will be forwarded to the bidder for their records. No bid shall be considered unless the bidder fully complies with the Terms and Conditions of Sale. The following criteria will be used to determine the adequacy of the bid: (a) If the high bid on the parcel at auction meets or exceeds the outstanding taxes, costs, fees, due and owing, and the high bid is not substantially less than the assessed value of the parcel, it may be accepted, (b) If the high bid fails to meet this standard it may still be accepted by the county after consideration of past auction history, results of the current auction and state of the housing market in the county. (c) If the high bid fails to meet the standards described above it may be rejected. In all cases, written notice shall be given to the bidder by the Dutchess County Commissioner of Finance. **All balances are due on or before November 10, 2016.**

11. **Personal Property.** No personal property is included in the sale of any parcel by Dutchess County. The disposition of any personal property located on any parcel sold shall be the sole responsibility of the purchaser following the recording of the deed.

12. **Auctioneer.** The auctioneer's decision regarding any disputes is final and the auctioneer reserves the right to reject any bid not considered an appreciable advance over the preceding bid.

13. **Evictions.** Evictions, if necessary, are the sole responsibility of the purchaser following the recording of the deed.

14. **Possession and Entry.** The purchaser shall not take possession of nor enter upon the parcel until recording of the deed by Dutchess County.

15. **Prohibitions.** (a) The owner of a particular parcel immediately prior to the foreclosure action shall not be allowed to bid on that parcel at auction. (b) No person (or spouse) employed in the offices of the County Executive, County Attorney, Finance, Real Property Tax or who is a member of the Dutchess County Legislature or who is an auctioneer, member of his family or his employee shall be allowed to bid upon or purchase a parcel at auction.

16. **No Assignment.** The successful bidder shall have no right to assign the right to complete the purchase. Any attempted assignment shall be void and given no effect by the County.

17. **Risk of Loss Provision.** Buyer assumes risk of loss as of the date final payment is made.

18. **Right to Maintain Order and Decorum.** The auctioneer reserves the right to revoke permission to bid and remove any individual from the auction whose behavior is deemed disruptive to the safe and efficient administration of the auction.

19. **Disqualification for Failure to Execute Bid.** Any bidder including back-up bidders who refuse to execute their bid for a particular parcel, shall be prohibited from bidding for that same parcel in any subsequent round of bidding for said parcel.

I accept these Terms and Conditions of Sale:

Bidder Number

Bidder's Printed Name
Dated:

Bidder's Signature

WESTLAW

McKinney's Consolidated Laws of New York Annotated
 Real Property Tax Law (Refs & Annos)
 Chapter 50-a. Of the Consolidated Laws
 § 1120. Foreclosure by proceeding in rem Enforcement of Collection of Delinquent Taxes (Refs & Annos)
 McKinney's Consolidated Laws of New York Annotated Real Property Tax Law (Approx. 2 pages)
 Title 3. Foreclosure of Tax Lien by Proceeding in Rem (Refs & Annos)

NOTES OF DECISIONS (16)

- Validity
- Construction and application
- Retroactive application
- Purpose
- Local enforcement
- Timeliness of enforcement
- Weight and sufficiency of evidence
- Review

Proposed Legislation

McKinney's RPTL § 1120

§ 1120. Foreclosure by proceeding in rem

Currentness

1. A proceeding to foreclose a tax lien shall be commenced in the manner provided in this title.
2. The supreme court and the county court shall have concurrent jurisdiction over such proceedings.

Credits

(L.1958, c. 959. Amended L.1978, c. 636, § 2; L.1993, c. 602, § 5; L.1994, c. 532, § 6.)

Notes of Decisions (16)

McKinney's R. P. T. L. § 1120, NY RP TAX § 1120
Current through L.2016, chapters 1 to 94.

End of Document

© 2016 Thomson Reuters. No claim to original U.S. Government Works.



RESOLUTION NO. 244. OF 1997

RE: ADOPTING THE RECOMMENDATIONS OF THE AD HOC COMMITTEE ON LAND DISPOSITION AS COUNTY POLICY

Legislators KENDALL, KLOSE, and KNAPP offer the following and move its adoption:

WHEREAS, on April 22, 1997, the Dutchess County Legislature formed a committee known as the Ad Hoc Committee on Land Disposition, and

WHEREAS, said committee consists of Dutchess County Legislators and elected and appointed officials, and

WHEREAS, on June 10, 1997, said committee filed a report with the Dutchess County Legislature with respect to land disposition outlining a policy with respect thereto, and

WHEREAS, the Dutchess County Legislature has examined the policy as outlined in said report, now, therefore, be it

RESOLVED, that the land disposition policy of Dutchess County with respect to property acquired by the county through *in rem* tax proceedings is as follows:

- 1) The county will extend to the former landowner an exclusive opportunity to reacquire his/her property by payment of all back taxes, fees, and accrued interest costs after the conclusion of the *in rem* proceedings, but only until 5:00 p.m. on the day prior to the next county auction of properties, subject to approval of the Legislature.
- 2) Following the completion of the *in rem* proceedings, the Department of Real Property Tax shall circulate, to all municipal entities of Dutchess County, a list of all available properties, along with a copy of this policy, in order to provide an opportunity for municipalities to acquire county-owned property for legitimate public purpose. The municipality must notify, by resolution, the Commissioner of Finance and the Clerk of the Legislature by 5:00 p.m. on the day prior to the auction of its interest. The resolution must set forth the purpose or municipal need for the property. Upon receipt of the resolution, the Commissioner of Finance shall withdraw the property from the auction. Within 60 days of the receipt of the resolution from the municipality, the municipality must provide payment in full to the Commissioner of Finance. Transfer of the property shall be subject to the approval of the Legislature. If transfer does not occur, the property will be held until the next available auction. Withdrawal from the auction for municipal interest shall not extend the former landowner's exclusive right to reacquire.

- 3) Subsequent to the auction the Commissioner of Finance may negotiate a private sale of property that was not sold at auction. The Economic Development Corporation shall notify the Commissioner of Finance and the Clerk of the Legislature of any interest it may have in marketing any property that may have economic development potential. The Commissioner of Finance shall inform the Clerk of the Legislature of all reasonable and appropriate written offers for county-owned property along with the outstanding liabilities of the county on said parcel. Any private sale is subject to the approval of the Legislature. .
- 4) Notwithstanding the above policy, the county may continue to retain parcels acquired through the *in rem* procedure in order to further its legitimate municipal purposes. The county may also transfer title of acquired property to duly constituted public authorities in order to further municipal purposes, subject to the approval of the Legislature.

APPROVED


WILLIAM R. STEINHAUS
COUNTY EXECUTIVE

Date 7/21, 1997

A:RES. 127 6/26/97 js

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 14th day of July, 1997, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 14th day of July, 1997.


CAROLYN MORRIS, ACTING CLERK OF THE LEGISLATURE

Dutchess County Le, slatu.
22 Market Street, Poughkeepsie, NY 12601
914-486-2100 Fax 914-486-2113

June 12, 1997

Land Disposition Policy

Objective:

To return property acquired by the county through the *in rem* process to taxable status as quickly as possible at minimal cost to the county while also providing a mechanism for the intermunicipal transfer of property to meet legitimate municipal purposes.

Findings:

- The county continues to be well served by the use of public auction to dispose of properties acquired through the *in rem* procedure.
- The county recognizes the legitimate public purposes of local municipalities and should continue to circulate a list of available properties to all municipal entities in Dutchess County.
- In order to meet the economic development needs of Dutchess County, the list of available properties should be circulated to the Economic Development Corporation (EDC) for its review and potential marketing services.
- The county recognizes the potential hardship on the part of the former landowner who has lost property and should extend to said landowner a reasonable opportunity after the *in rem* proceeding to reacquire his/her property.

Procedures:

- 1) The county will extend to the former landowner an exclusive opportunity to reacquire his/her property by payment of all back taxes, fees, and accrued interest costs after the conclusion of the *in rem* proceedings, but only until 5:00 p.m. the day prior to the next county auction of properties, subject to approval of the Legislature.
- 2) Following the completion of the *in rem* proceedings, the Department of Real Property Tax shall circulate, to all municipal entities of Dutchess County, a list of all available properties, along with a copy of this policy, in order to provide an opportunity for municipalities to acquire county-owned property for legitimate public purpose. The municipality must notify, by resolution, the Commissioner of Finance and the Clerk of the Legislature by 5:00 p.m. of the day prior to the auction of its interest. The resolution must set forth the purpose or municipal need for the property. Upon receipt of the resolution, the Commissioner of Finance shall withdraw the property from the auction. Within 60 days of the receipt of the resolution from the municipality, the municipality must provide payment in full to the Commissioner of Finance. Transfer of the property shall be subject to the approval of the Legislature. If transfer does not occur, the property will be held until the next available auction. Withdrawal from the auction for municipal interest shall not extend the former landowner's exclusive right to reacquire.

- 3) Subsequent to the auction the Commissioner of Finance may negotiate a private sale of property that was not sold at auction. The Economic Development Corporation shall notify the Commissioner of Finance and the Clerk of the Legislature of any interest it may have in marketing any property that may have economic development potential. The Commissioner of Finance shall inform the Clerk of the Legislature of all reasonable and appropriate written offers for county-owned property along with the outstanding liabilities of the county on said parcel. Any private sale is subject to the approval of the Legislature.
- 4) Notwithstanding the above policy, the county may continue to retain parcels acquired through the *in rem* procedure in order to further its legitimate municipal purposes. The county may also transfer title of acquired property to duly constituted public authorities in order to further municipal purposes, subject to the approval of the Legislature.