

**VILLAGE OF MONTICELLO
NOTICE OF SALE OF
COOKE LANE, VILLAGE OF MONTICELLO
(SBL #: 109.A-2-5.17)**

The Village of Monticello will receive bids for sale of the real property located at Cooke Avenue, Village of Monticello, Tax Map No. 109.A-2-5.17, as shown on Schedule A, at Noon on _____, 2018 at the Village of Monticello Offices at 2 Pleasant Street, Monticello, New York. The minimum bid price shall be \$10,000.00. After the Public Auction the successful bidder shall tender a deposit of ten (10%) percent of the bid price in the form of a certified check or bank cashier's check, pursuant to the Terms of Sale by 5:00 p.m. on the date of the Public Auction. If the deposit is not tendered by 5:00 p.m. the property can be offered to the next highest bidder and said bidder to be given reasonable time to tender the deposit. The successful bidder shall have forty-five (45) days from the date of the Public Auction to remit the balance thereof.

The Village may reject any and all bids if in its discretion it is deemed in the best interests of the Village to do so.

The Village shall convey all parcels to be conveyed by the terms of Local Law #1 of 2008 by Quitclaim Deed. All sales shall include costs in the nature of a surcharge (\$20.00) plus any search fee, document fee for preparation of deed and closing documents, and other expenses of foreclosure (including but not limited to cost of appraisal and publication costs) per parcel, in the discretion of the Treasurer.

The Village retains the right to ownership of certain parcels or portions thereof for future public use, including, but not limited to, highway purposes.

The Village of Monticello shall not be liable for any physical condition of the property notwithstanding the Village's ownership thereof.

The Board of Trustees of the Village of Monticello shall have final approval over all transactions covered by Local Law #1 of 2008.

Said conveyance will be subject to any and all conditions, restrictions, zoning, actions of the Village and/or building inspectors, etc., affecting the said parcel or premises and to such facts as would be disclosed by a survey and inspection. The Village makes no warranty or representation as to the condition, dimensions, location or physical existence of the property described herein, or to the marketability of its title, and the purchaser assumes all risk thereof. It shall be the responsibility of the purchaser to investigate all aspects of the status of the parcel and/or premises. The purchaser shall be responsible for payment of any transfer tax and recording fees required to record the deed and any required tax forms.

The Village reserves the right to reject any and all bids received, or to withdraw the parcel from sale at any time. The sale shall be subject to approval by the Village Board of Trustees.

Janine Gandy-McKinney, Village Clerk
Village of Monticello