USDA United States Department of Agriculture

GOVERNMENT FORECLOSURE SALE

FRIDAY, JULY 13, 2018 at 12:30PM

$110,195.00 (Opening bid by the Government)

*The site consists of 3 rectangular lots each measuring 75'x150', for a total of 33,750 sq. ft. One lot has the house on it, the next lot has the garage, and the third lot is vacant with just the shed. All lots are on the deed.

PROPERTY DETAILS

- Dutchess County
- Town of Red Hook
- Tax Map # Deed Reference Book 22005, Page 1973
- 2 Bedroom, 1 Baths
- 1,500 sq. ft. living area
- **Lot size – 33,750 sf +/-
- Age - 58+/- Years
- Water – Well
- Sewer – Septic
- Heat – Radiant
- Basement – Full

- Referee for sale: Michael Greco United States Marshal for the Southern District
- Rural Development web site address: www.resales.usda.gov
- Then click on Single Family Housing

- **Property Address: 5158 Route 9G, Tivoli, NY 12583** **Click here for Street View**
- **Location of Sale: Dutchess County Courthouse, 10 Market St., Poughkeepsie, NY**
- **Terms:** 10% at time of sale (cash or certified check); balance due will be established by the referee. USDA Rural Development credit terms are not available.
- The Government will establish the opening bid. The highest bid above the Government's bid will be the successful bidder at the sale**.**
- USDA Rural Development has a security interest in the property
- NOTICE: USDA foreclosure auction properties are sold in ***AS IS*** condition. Please see reverse "Frequently Asked Questions" for additional details on USDA foreclosure property sale call **Middletown USDA Rural Development at 845-343-1872 ext. 4** or (315) 477-6447 (TTD) or visit our website at http://wwww/resales/usda.gov if you have any questions.

USDA Rural Development
225 Dolson Avenue, Suite 104, Middletown, NY 10940-6569
Telephone: (845) 343-1872 ext. 4 • Fax (855) 889-1632 • TDD: (315) 477-6447
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EQUAL HOUSING OPPORTUNITY

FREQUENTLY ASKED QUESTIONS FOR USDA FORECLOSURE PROPERTIES

- **Question:** **What if I purchase the property and find that it needs repair?**
  Answer: The property is being sold in "as is" condition. USDA will not be responsible for any repairs incurred by the successful bidder.
- **Question:** **What if there are other liens against the property?**
  Answer: All **junior** liens (if properly identified by Title Company) are extinguished at time of sale. The successful bidder would be responsible for satisfying any **superior** liens in order to obtain clear title.
- **Question:** **What is the property worth?**
  Answer: USDA does not disclose appraised value. However, in most instances the opening bid is less than appraised value.
- **Question:** **Can I view the home?**
  Answer: USDA does not have title ownership interest in this property. For liability reasons, the Agency cannot allow access to the property until the successful bidder has paid the balance of the bid price and obtained a deed to the property. Successful bidders will not have legal authority to take possession of the property until such time the balance of the purchase price has been paid and they have obtained a referee or marshal's deed to the property.
- **Question:** **What about unpaid taxes?**
  Answer: If not paid by USDA prior to sale, unpaid taxes should be adjusted at closing and paid from sale proceeds.
- **Question:** **If the property is occupied who's responsible to remove occupants?**
  Answer: The property is being sold "subject to any tenancies". If occupied at time of sale, the successful bidder may have to initiate legal proceedings in order to remove occupants from the premises. Eviction could not be pursued until after the successful bidder has obtained a Deed to the property. The agency cannot assist successful bidders with the eviction process.
- **Question:** **Can I submit an offer to USDA prior to sale in order to avoid risking the chance of being outbid by someone else?**
  Answer: No….the agency does not own the home and we have no legal authority to enter into any sales contract with potential bidders prior to sale.
- **Question:** **What if the former owners left personal belongings on the premises?**
  Answer: Successful bidder should seek legal advice.
- **Question:** **Is it possible to use the subject property as collateral for obtaining financing needed to complete the purchase?**
  Answer: While it is not impossible, it is most often difficult as the purchaser's lender will want to access the property for appraisal purposes. Since USDA does not own the home, we cannot allow access to any third parties. It is best to use other property as collateral or to have cash resources to complete the sale.
- **Question:** **What if I can't close within the 30 days, as required by the Terms of Sale?**
  Answer: USDA may be willing to grant a closing extension, depending on circumstances.
- **Question:** **What if I don't want the property after deemed the successful bidder?**
  Answer: If failure to close was within the successful bidder's control, then there are consequences such as forfeiture of their 10% down payment (refer to Terms of Sale for more specific information).

Note: All sales are subject to postponement or cancellation. It is recommended that bidders contact the USDA Rural Development Area Office listed on this notice the day before the sale to ensure that it is still scheduled.