

City of Yonkers Public Auction of Real Estate

Updated 10/22/2025

Notice: Buyers receive a quit-claim deed
A 10% Buyer's Premium applies (\$2,500 minimum)

Down Payment Requirement:
10% of High Bid (\$2,500 Minimum). The balance of the purchase price and all closing costs are due within 30 days.



110 Courter Ave, Yonkers, NY 10705

Approx 0.13ac lot.

Nominal Opening Bid: \$5,000

LEGAL: Section: 1 Block: 51 Lot: 39

Property ID:
402381



17 Brynwood Road, Yonkers, NY 10701

Approx 0.09ac lot.

Nominal Opening Bid: \$1,000

LEGAL: Section: 1 Block: 2255 Lot: 41

Property ID:
402391



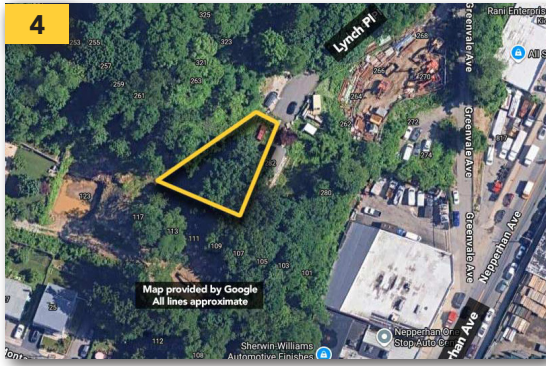
643, 647, 649, 651, 653, 655, 657 Nepperhan Ave Yonkers, NY 10703

7 Lots Selling as One, totaling approx 0.41ac.

Nominal Opening Bid: \$15,000

LEGAL: 643 Nepperhan Ave - Section: 2 Block: 2420 Lot: 33.34
647 Nepperhan Ave - Section: 2 Block: 2420 Lot: 32
649 Nepperhan Ave - Section: 2 Block: 2420 Lot: 31
651 Nepperhan Ave - Section: 2 Block: 2420 Lot: 30
653 Nepperhan Ave - Section: 2 Block: 2420 Lot: 29
655 Nepperhan Ave - Section: 2 Block: 2420 Lot: 28
657 Nepperhan Ave - Section: 2 Block: 2420 Lot: 27

Property ID:
402399



260 Greenvale Avenue, Yonkers, NY 10703

Approx 0.13ac lot.

Nominal Opening Bid: \$1,000

LEGAL: Section: 2 Block: 2426 Lot: 59

Property ID:
402400



134 Greenvale Avenue, Yonkers, NY 10703

Approx 0.10ac lot.

Nominal Opening Bid: \$1,000

LEGAL: Section: 2 Block: 2462 Lot: 64

Property ID:
402401



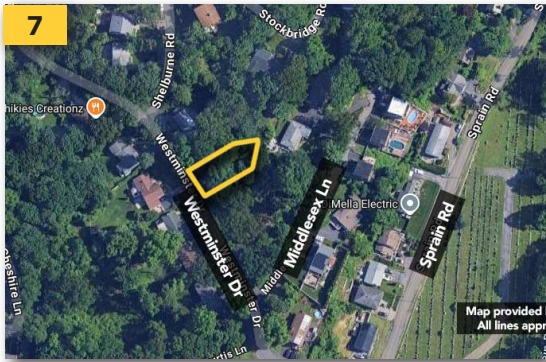
35 Middlesex Lane, Yonkers, NY 10710

Approx .17ac lot.

Nominal Opening Bid: \$1,000

LEGAL: Section: 3 Block: 3209 Lot: 3

Property ID:
402405



14 Westminster Drive, Yonkers, NY 10701

Approx .13ac lot.

Nominal Opening Bid: \$2,000

LEGAL: Section: 3 Block: 3210 Lot: 23

Property ID:
402406



56 Triangle Drive, Yonkers, NY 10710

Approx .35ac lot.

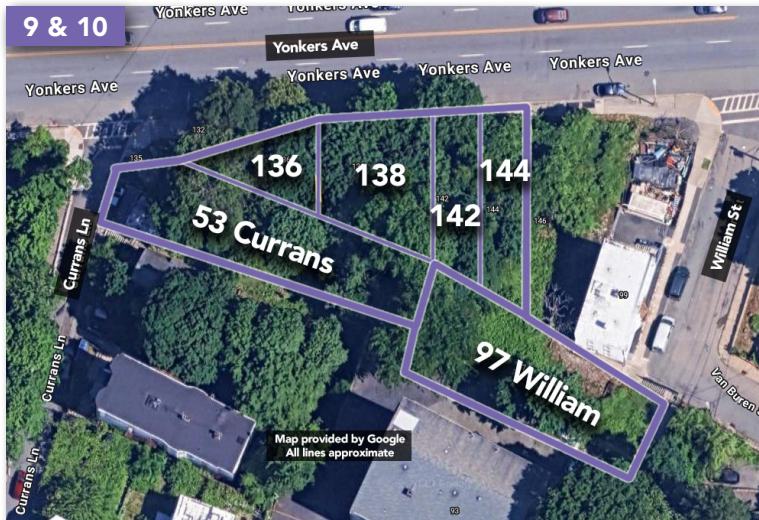
Nominal Opening Bid: \$1,000

LEGAL: Section: 4 Block: 4854 Lot: 9.13

Property ID:
402407

In **Buyer's Choice**, Bidders are competing for "the right to choose first." The high bidder may choose one, some or all of the properties or parcels, and pays the high bid times the number of properties chosen. Then the bidding begins again and the subsequent high bidder now wins the right to choose next.

Yonkers Ave Buyer's Choice Group



136, 138, 142, 144 Yonkers Ave & 53 Currans Ln, Yonkers, NY 10701

5 Lots selling as one, totaling approx 0.25ac.

Property ID:
402385

Nominal Opening Bid: \$5,000

LEGAL: 53 Currans Ln - Section: 1 Block: 447 Lot: 11
136 Yonkers Ave - Section: 1 Block: 447 Lot: 12
138 Yonkers Ave - Section: 1 Block: 447 Lot: 16.17
142 Yonkers Ave - Section: 1 Block: 447 Lot: 18
144 Yonkers Ave - Section: 1 Block: 447 Lot: 19

97 William Street, Yonkers, NY 10710

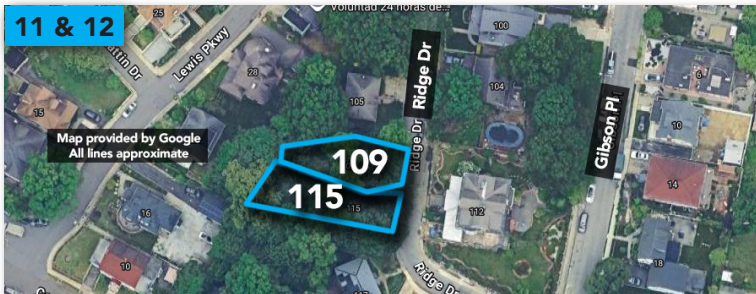
Approx 0.11ac lot.

Property ID:
402389

Nominal Opening Bid: \$5,000

LEGAL: Section: 1 Block: 447 Lot: 23

Ridge Drive Buyer's Choice Group



109 Ridge Drive, Yonkers, NY 10710

Approx 0.11ac lot.

Property ID:
402382

Nominal Opening Bid: \$5,000

LEGAL: Section 1: Block:100 Lot: 22

115 Ridge Drive, Yonkers, NY 10710

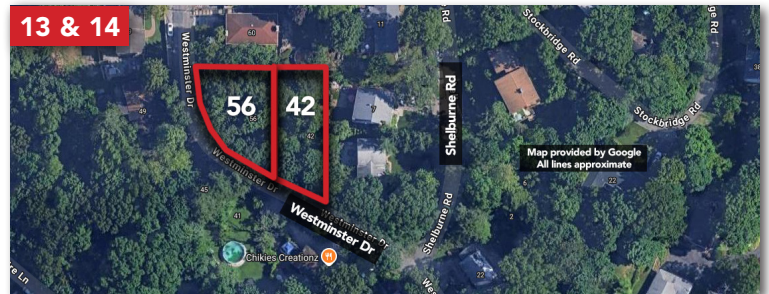
Approx 0.14ac lot.

Property ID:
402383

Nominal Opening Bid: \$5,000

LEGAL: Section: 1 Block: 100 Lot: 24

Westminster Drive Buyer's Choice Group



42 Westminster Drive, Yonkers, NY 10710

Approx 0.15ac lot.

Property ID:
402403

Nominal Opening Bid: \$2,000

LEGAL: Section: 3 Block: 2462 Lot: 1

56 Westminster Drive, Yonkers, NY 10710

Approx 0.17ac lot.

Property ID:
402404

Nominal Opening Bid: \$2,000

LEGAL: Section: 3 Block: 3207 Lot:3

DISCLOSURES



- Conveyance Deed. Unless otherwise noted, buyer will receive a quit claim deed from the City of Yonkers containing the assessment roll and/or In Rem Foreclosure Judgment description and not a metes and bounds description. Title conveyed to Buyer is subject to: (a) anything an accurate survey or inspection of the premises would disclose; (b) all applicable zoning/ land use/ and building code regulations; (c) easements, covenants, conditions and rights-of-way of record; (d) and the Contract and Terms of Sale; The City does not warrant insurable or marketable title to or the actual dimensions and/or physical location of a Property. Bidders or their representative may not enter upon or perform any work upon the Properties prior to the transfer of title at closing without an express written agreement with the City to enter the Property. Buyer may wish to perform a title search and/or survey as part of the due diligence process and/or obtaining title insurance, prior to auction. All sales are As-Is, Where-Is.
- Buyer to pay all Closing Costs.
- Buyer acknowledges receipt of the Bidder's Non-Collusion Affidavit and Terms of Sale.
- No Buyer Broker compensation will be offered.
- If buyer seeks title insurance, the City (Town) MUST receive the full title report no less than 5 business days prior to a scheduled closing.
- This Agreement may be executed in counterparts, each of which when so executed will be deemed to be an original. Such counterparts together will constitute one agreement. Signatures may be exchanged via facsimile or electronic mail and shall be binding to the same extent as if original signatures were exchanged.

Reference & Resources

- Yonkers City Code: <http://ecode360.com/YO0144>
- Yonkers Property Viewer: <http://imo.yonkersny.gov/search.aspx?advanced=true>
- Zoning Ordinance - Chapter 43 of the Yonkers City Code: <https://ecode360.com/15113784>
- Helpful pdf's can be found on Williams & Williams website at www.williamsauction.com/yonkers. These pdfs provide the use and area specs for each zone. The Yonkers Property Viewer allows you to find out the details (size, zone, etc.) for the specific property.

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Bidders are always welcome to visit the
City of Yonkers Department of Planning Development
at 87 Nepperhan Avenue, 3rd Floor, Yonkers NY 10701.

TERMS OF SALE



Registration at the auction finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. DO NOT BID unless you have registered and received a Bidder's Card and Sale Day Notes and agreed to be bound by the terms of sale in the Contract as they are final upon you becoming a high bidder.

INELIGIBILITY TO BID

ALL BIDDERS shall be required to complete a Bidder's Non-Collusion Affidavit ('Affidavit'). By bidding you acknowledge that you have reviewed the Affidavit that will become part of the Contract.

Previously defaulting parties are not allowed to bid. If a bidder owes any outstanding and delinquent taxes to the City of Yonkers, those delinquent taxes must be paid in full prior to closing on any purchases made at this auction. A bidder who has current code violations on other properties or outstanding judgments within the City of Yonkers must also cure such violations or judgments prior to closing. Failure to comply with this provision will be grounds for default and forfeiture of any deposits paid.

The bidder shall be not be an elected or appointed official, officer, or employee of the City of Yonkers, a Yonkers Local public authority, Yonkers industrial development agency, or a person receiving a salary or compensation from funds appropriated by the City. Further the bidder shall not be a partner, agent, servant or employee of a member of the City Council, officer employee or person, or of the firm of which he/she is a partner.

PROPERTY SOLD "AS IS"

All properties and/or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. It is understood and agreed that the sales price herein may not establish the fair market and taxable value of the property. Williams & Williams represents the City only and does not inspect properties on bidder's behalf. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Any personal property that may be located upon the property is not owned by the City and is not included in the auction sale. The disposition of any personal property located upon any of the properties sold shall be the sole responsibility of the winning bidder following the recording of the deed.

SALES PAYMENT AND DEPOSITS

Each high bidder will sign a contract and must make a 10% (\$2,500 minimum) non-refundable deposit immediately following auction. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

A Buyer's Premium of 10% (\$2,500 minimum) will be added to the high bid and included in the total purchase price.

Buyers receive a quit-claim deed. Buyer may choose a title company and acquire a Title Insurance Policy, if purchased by Buyer. Current year's taxes are pro-rated through day of closing as customary.

PAYMENT OF TAXES AND FEES AT CLOSING

The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title. If said property is wholly or partly exempt from taxation for the current year, the purchaser agrees to pay upon the closing of title, as part of the purchase price, the proportionate share of the amount which would be the tax were the property not exempt and pay such taxes when restored at the City's option. In the event said property is or will be on the exempt roll for the year following the current year, the purchaser agrees to pay the full amount which would be the tax were the property not exempt when such taxes are restored by the City.

The successful bidder, as part of the consideration, shall pay for and furnish at the closing any revenue stamps required to be affixed on the deed, purchase money bond, and mortgage and shall also pay the mortgage tax and the fees for recording the mortgagee and deed, as well as any other conveyance taxes, including but not limited to the City of Yonkers real estate transfer taxes, fees or revenue charges which may be in force at the time of the delivery of the deed.

BIDDING

Please see the Sale Day Notes, The Contract for Sale, and/or the Auctioneer for specifics about the property you wish to bid on.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate

bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and the City, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and the City, their agents and employees, from any and all liability attendant thereto.

Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed. Improved properties may be occupied. Bidders shall be solely responsible for any/all necessary eviction procedures once title has been transferred to the bidder. Please drive by or walk 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 more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

NO REPRESENTATIONS OR WARRANTIES

All potential purchasers are advised to personally inspect the premises and to examine title to the premises prior to the date upon which the sale is scheduled to take place.

The sale of the property to be auctioned will not be made subject to any condition, including but not limited to the winning bidder obtaining financing or title insurance. If the inability to obtain financing or title insurance results in the winning bidder electing not to proceed with the sale within the time specified in the contract of sale the winning bidder's down payment will be retained by the City. Williams & Williams and the City expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the City or their agents. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Williams & Williams and the City make no representation, express or implied, as to the condition of any property, warranty of title or as to the suitability of any Property for any particular use of occupancy. Properties may contain paint or other similar surface coating material containing lead. Purchasers shall be responsible for the correction of such conditions when required by applicable law. Properties may contain other environmental hazards. Purchasers shall be responsible for ascertaining and investigating such conditions prior to bidding. Purchasers shall be responsible for investigating and ascertaining from the City Building Department records the legal permitted use of any property prior to closing.

Since marketability and/or insurable title to, and the actual dimensions and physical location of these properties, is not warranted by the City, prospective bidders to whom obtaining insurable or marketable title to, or the actual dimensions and/or physical location of a property, is relevant to their bidding upon it are strongly cautioned to consider having a title search performed, or otherwise satisfying themselves in this regard, prior to bidding.

NO ASSIGNMENT

The Bidder may not assign his/her right to complete the sale. All deeds shall be executed in the name of the bidder as registered at the public auction.

The construction of any public right-of-way shall be completed in accordance with the Yonkers City Code and the direction and specifications of the City of Yonkers. This may require amending, including widening, presently mapped right-of-way boundaries, which may affect the current boundaries of certain tax lots.

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NY PHILIP R. HEILIGER RE LIC 10311207661. WILLIAMS & WILLIAMS MRKTG SRVCS, INC. RE LIC 109911428. 10% BUYER'S PREMIUM.

AUCTION DAY NOTES

You Need a Bidder's Card to Participate in the Bidding. Our Staff Can Get You One!



1 BIDDING

- You've read and agreed to the contract and terms of the auction.
- Inspected the properties OR waived your ability to inspect.
- Properties are sold "AS IS, WHERE IS" without any further, appraisals, financing, inspections or repairs.
- The Auctioneer controls the bidding & corrects any inadvertent bids: The Auctioneer has final say.

2 PAYMENT

- A down payment of 10% of the high bid (\$2,500 minimum), pay by cash or check, but NO CREDIT CARDS on location.
- Each property is subject to a buyer's premium of 10% added to the high bid (\$2,500 minimum).
- All sales subject to City of Yonkers or Yonkers Community Development Agency confirmation unless otherwise stated. City approval usually received in less than 14 days and staff will notify you immediately.

3 CLOSING

- You must close within 30 days unless "Property Details" indicates otherwise.
- Access to and possession of the property occurs only after closing.
- Contract is not assignable, and the deed name(s) the high bidder provides cannot be altered.
- The persons named on the contract and deed must be present unless represented by someone with Power of Attorney.

CHECK OUT PROPERTY DETAILS & DISCLOSURES ON PREVIOUS PAGES

@ HEADS UP ONLINE BIDDERS!

BID BUTTON: THE ORANGE BUTTON IS HOT!

Pay attention to what the bidding application is showing, not the audio or video, as they could be delayed due to our location. We may be selling multiple properties from one sale site, so make sure you are aware of which property is being auctioned before you bid.

DOWN PAYMENT

Do not bid unless you've read and agreed to the contract and terms of that auction as you will be held to your agreement once recognized as the high bidder.

