

# CITY OF KINGSTON

## Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

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**CITY OF KINGSTON SALE SURPLUS REAL PROPERTY:** Notice is hereby given in accordance with Real Property Auctions & Proceedings Chapter 81, Article 2, certain real estate owned by the City of Kingston will be sold to qualified bidders at a public auction to take place at 420 Broadway, City of Kingston City Hall Council Chambers, on July 17<sup>th</sup> 2026, at 10 AM, upon the following terms and conditions:

1. 10% payable at the submission of said bid on July 17<sup>th</sup> by certified check or cash made payable to the City of Kingston with the remainder due at closing;
2. Purchaser shall be responsible for all filing and recording fees;
3. The property will be sold as is, with no guarantees;
4. The highest bidder will be forwarded to the city of Kingston Common Council for approval. Upon approval of the Common Council, the Housing Initiatives Office will advise the individual of the necessary information needed to complete the property transfer. The successful purchaser will be responsible for all filing fees and will have sixty days from notification to complete the transaction. Upon receipt of all monies, and signing of the closing document by the purchaser and the Mayor, the Corporation Counsel Office will prepare a quitclaim deed;
5. The properties listed were acquired by the City of Kingston via Article 19-A, a special proceeding to convey title to an abandoned dwelling to a municipality. It is highly recommended that interested bidders seek legal advice about purchasing this type of property *prior* to submitting bids. The City of Kingston cannot provide legal advice;
6. Except as noted in this notice, interested purchasers may view the property from the street. Absolutely no entry onto the property or into the structure allowed;
7. The City of Kingston reserves the right to reject all bids received;
8. The City of Kingston reserves the right to change the starting bid;
9. For all properties listed, the City of Kingston will require a separate fixed payment of \$5,000.00 for administrative costs at closing, or an amount prescribed in the most recent City of Kingston Fee Schedule for properties acquired through the “19-A” abandonment foreclosure process.

Questions directed to [housing@kingston-ny.gov](mailto:housing@kingston-ny.gov) or 845-334-3928.

### **PROPERTIES FOR AUCTION:**

1. **305 Lucas (56.88-5-39).** Single Family Residential. Acquired by City of Kingston via Article 19-A. Judgement Date 11/20/2025 under index number EF2025-2844. Starting bid at auction will be: \$134,334.66. Open House June 26<sup>th</sup> 9am-10am.
2. **55 W Chester (56.34-6-34).** Two Family Residential Acquired by City of Kingston via Article 19-A under index number EF2025-2847. Judgement Date 1/20/2026. Starting bid at auction will be: \$205,250.46. Open House June 26<sup>th</sup> 11am-12pm.