

NOTICE OF SALE

**STATE OF NEW YORK
EXECUTIVE DEPARTMENT
OFFICE OF GENERAL SERVICES**

SALE OF REAL PROPERTY

Pursuant to Section 33 of the Public Lands Law and Findings of the Commissioner of General Services in the Executive Department of the State of New York dated *August 3,* 2021, I shall offer for sale at public auction all the right, title and interest of the People of the State of New York in and to the following described real property at the place and time indicated or at such other place and time to which the sale may be adjourned:

All that certain piece or parcel of land known as 1471 Teller Avenue located in the Borough of the Bronx, Bronx County. The property consists of a 2,990± square foot two-story group living facility on an 0.042± acre lot. The property is identified on the Bronx County Tax Map Block 2784, Lot 56.

Place of Auction: Residence Inn New York the Bronx at Metro Center Atrium
1776 Eastchester Road
Bronx, New York

Date and Time of Auction: September 29, 2021 at 11:00 A.M.
Registration begins at 10:00 A.M.

Minimum Bid: \$380,000.00

Deposit: \$38,000.00 in certified check or bank draft only, drawn on a bank or other financial institution authorized to do business in the State of New York, and made payable to the "Commissioner of General Services," or yourself.

Additional Deposit: A non-refundable amount which when added to the initial deposit constitutes 10% of the successful bid; said amount is payable within ten business days after notification of acceptance of the bid.

Balance Due: Balance of the purchase price is due and payable 120 days after approval of the Contract of Sale by the Office of the State Comptroller.

Broker's Commission: A 2.5% broker commission will be paid by the State of New York to a qualified real estate broker who represents the successful bidder. Bidder and Broker Affidavits must be submitted to the Office of General Services, Legal Services, by close of business 4:00 p.m. on Friday, September 24, 2021.

Bidder Notice:

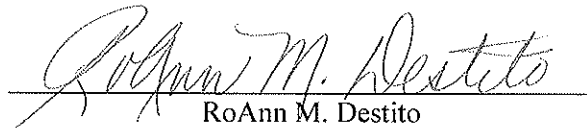
The Commissioner of General Services retains the right to reject any and all bids.

Other important terms and conditions are applicable to this sale, including, but not limited to bond defeasance, broker commission and pre-registration, bidder pre-qualification, auction bidding through authorized representative, and forfeiture and default provisions. See Public Lands Law Section 33 as well as 9 NYCRR § 276. To obtain a copy of the Contract of Sale with applicable terms and conditions, together with a copy of a more detailed description of the premises, call (518) 474-2195 or write to: State of New York, Office of General Services, State Asset & Land Management, 39th Floor, Corning Tower, The Governor Nelson A. Rockefeller Empire State Plaza, Albany, New York 12242. Web site: <https://ogs.ny.gov/nysstore>

COMMISSIONER OF GENERAL SERVICES

Dated:

8/3/2021


RoAnn M. Destito