

2026

Clinton County Tax Foreclosure Real Estate Auction June 3 @ 10AM

Register online or in person

Live & Online Auction

#4



#28



#44



#79



#94



#100



#112



Auction location:
West Side Ballroom,
253 New York Road
Plattsburgh, NY
Or Online at NYSauctions.com

Looking to bid in person but skip the registration line? Follow these steps:

1. Become a member of NYSauctions.com
2. Register for auction
3. Complete Internet Bidding Packet sent via email from DocuSign
4. Indicate on Page 2 that you are bidding in person



Homes, Vacant Land, Seasonal & Commercial Properties

- 11% Buyer's Premium Credit Card
 - 10% Buyer's Premium Cash/Bank Check
 - 5% County Redevelopment Fee on all purchases
 - 1.5% Advertising fee of the bid price
- (800) 243-0061
Absolute Auctions & Realty, Inc.

NYSauctions.com

This auction brochure is subject to errors, omissions, deletions and corrections. Statements made from the auction block supersede any previously printed material or statements made.

#24 - 1 French Village Rd, Town of Black Brook

Vacant commercial land. Waterfront on Ausable River. Tentative assessment/full market value: \$ 500

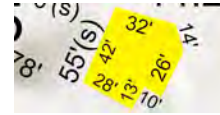
Tax Map: 341.2-1-14.2

Size: 32' x 42'

School District: Ausable Valley CSD

Full Market Value: \$500

Inspection: Vacant Land. Drive by anytime.

**#25 - 61 Palmer St, Town of Black Brook**

Single family residence, 2 story, Old style, built 1947+/-, 2130+/- sq. ft., 4BR/1BA, porches. Tentative assessment/full market value: \$ 112800

Tax Map: 342.3-2-2

Size: 66' x 193'

School District: Ausable Valley CSD

Full Market Value: \$112,800

Inspection: See web for showing schedule.

**#26 - 42 Willow St, Village of Champlain, Town of Champlain**

Single family residence, 2 story, Old style, built 1900+/-, 780+/- sq. ft., 2BR/1BA, porch. Tentative assessment/full market value: \$ 23700

Tax Map: 18.15-4-10

Size: 66' x 242'

School District: Northeastern Clinton CSD

Full Market Value: \$23,700

Inspection: Drive by anytime.

**#28 - 110 Church St, Village of Champlain, Town of Champlain**

Detached row building, 3 story, built 1940+/-, 11370+/- sq. ft. Tentative assessment/full market value: \$ 29100

Tax Map: 18.20-1-1

Size: 106' x 128'

School District: Northeastern Clinton CSD

Full Market Value: \$29,100

Inspection: Drive by anytime.

**#30 - West Service Rd, Town of Champlain**

Vacant commercial land. Tentative assessment/full market value: \$ 70200

Tax Map: 18.-1-21.3

Size: 245' x 176'

School District: Northeastern Clinton CSD

Full Market Value: \$70,200

Inspection: Vacant Land. Drive by anytime.

**#32 - 460 Leggett Rd, Town of Champlain**

Single family residence, 2 story, Cape Cod style, built 1993+/-, 2140+/- sq. ft., 4BR/2BA, porches, attached garage. Tentative assessment/full market value: \$ 295900

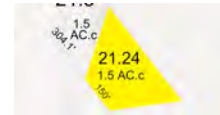
Tax Map: 34.-1-21.24

Size: 1.50 +/- Acres

School District: Northeastern Clinton CSD

Full Market Value: \$295,900

Inspection: Occupied. Drive by anytime.

**#35 - 248 Dragoon Rd, Town of Chazy**

Single family residence, 1 story, Manufactured Housing style, built 1985+/-, 1128+/- sq. ft., 3BR/1BA. porches. Tentative assessment/full market value: \$ 43800

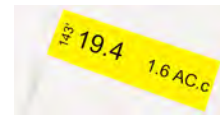
Tax Map: 91.-2-19.4

Size: 1.60 +/- Acres

School District: Northeastern Clinton CSD

Full Market Value: \$43,800

Inspection: Occupied. Drive by anytime.

**#40 - 100 Baker Rd, Town of Chazy**

Single family residence, 1 story, Manufactured Housing style, built 1996+/-, 1080+/- sq. ft., 3BR/2BA. porches. detached garage. Tentative assessment/full market value: \$ 149700

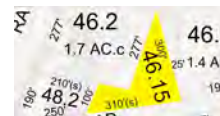
Tax Map: 124.-1-46.15

Size: 310' x 310'

School District: Chazy CSD

Full Market Value: \$149,700

Inspection: Occupied. Drive by anytime.

**#42 - Looby Rd, Town of Clinton**

Abandoned agricultural land. Tentative assessment/full market value: \$ 49000

Tax Map: 38.-1-19

Size: 55.50 +/- Acres

School District: N Adirondack CSD

Full Market Value: \$49,000

Inspection: Vacant Land. Drive by anytime.

**#43 - 160 Smith St, Village of Dannemora, Town of Dannemora**

Single family residence, 2 story, Old style, built 1861+/-, 1609+/- sq. ft., 5BR/1.5BA, porches, detached garage. Tentative assessment/full market value: \$ 149100

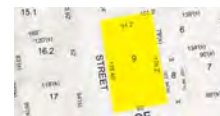
Tax Map: 187.20-6-9

Size: 99' x 178.46'

School District: Saranac CSD

Full Market Value: \$149,100

Inspection: Occupied. Drive by anytime.



#60 - 1244 Cannon Corners Rd, Town of Mooers

Abandoned agricultural land. In Agricultural District. Tentative assessment/full market value: \$ 48000

Tax Map: 12.-1-1.1

Size: 49.20 +/- Acres

School District: Northeastern Clinton CSD

Full Market Value: \$48,000

Inspection: Vacant Land. Drive by anytime.



#61 - Blackman Corners Rd, Town of Mooers

Residential vacant land. Tentative assessment/full market value: \$ 5600

Tax Map: 14.-1-4

Size: 100' x 100'

School District: Northeastern Clinton CSD

Full Market Value: \$5,600

Inspection: Vacant Land. Drive by anytime.



#62 - Hemmingford Rd, Town of Mooers

Abandoned agricultural land. Tentative assessment/full market value: \$ 31700

Tax Map: 15.-1-18.4

Size: 10.10 +/- Acres

School District: Northeastern Clinton CSD

Full Market Value: \$31,700

Inspection: Vacant Land. Drive by anytime.



#64 - Gokey Rd, Town of Mooers

Residential vacant land. Tentative assessment/full market value: \$ 6800

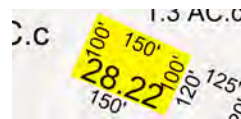
Tax Map: 16.-1-28.22

Size: 100' x 150'

School District: Northeastern Clinton CSD

Full Market Value: \$6,800

Inspection: May not have access.



#65 - 9 Bush Rd, Town of Mooers

Now vacant land. Tentative assessment/full market value: \$ 43400

Tax Map: 29.-1-6

Size: 118' x 95'

School District: Northeastern Clinton CSD

Full Market Value: \$43,400

Inspection: Vacant Land. Drive by anytime.



#67 - 23 Kasey Dr, Town of Mooers

Rural vacant land. Tentative assessment/full market value: \$ 24900

Tax Map: 44.-1-12.3

Size: 5.60 +/- Acres

School District: Northeastern Clinton CSD

Full Market Value: \$24,900

Inspection: Vacant Land. Drive by anytime.



#68 - 52 Grew Rd, Town of Mooers

Single family residence, 1 story, Cottage style, built 1955+/-, 1043+/- sq. ft., 2BR/1BA, covered porch, detached garage. Tentative assessment/full market value: \$ 92700

Tax Map: 45.-2-17

Size: 136' x 200'

School District: Northeastern Clinton CSD

Full Market Value: \$92,700

Inspection: See web for showing schedule.



#71 - Rt 11, Town of Mooers

Residential vacant land. Tentative assessment/full market value: \$ 15800

Tax Map: 57.-2-30.1

Size: 120' x 250'

School District: N Adirondack CSD

Full Market Value: \$15,800

Inspection: Vacant Land. Drive by anytime.



#76 - 19 Stacey Way, Town of Peru

Mobile home. Tentative assessment/full market value: \$ 24500

Tax Map: 255.-3-7

Size: 100' x 162'

School District: Peru CSD

Full Market Value: \$24,500

Inspection: Drive by anytime.



#79 - 3773 Rt 22, Town of Peru

Single family residence, 1 story, Manufactured Housing style, built 1974+/-, 1488+/- sq. ft., 4BR/1.5BA, barn. Tentative assessment/full market value: \$ 82500

Tax Map: 257.-2-6

Size: 165' x 132'

School District: Peru CSD

Full Market Value: \$82,500

Inspection: See web for showing schedule.



#80 - 1152 Peasleeville Rd, Town of Peru

Single family residence, 1 story, Ranch style, built 1950+/-, 816+/- sq. ft., 2BR/1BA, enclosed porch. detached garage. Tentative assessment/full market value: \$ 79600

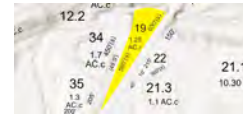
Tax Map: 265.-1-19

Size: 1.25 +/- Acres

School District: Peru CSD

Full Market Value: \$79,600

Inspection: Occupied. Drive by anytime.



#81 - 1462 Peasleeville Rd, Town of Peru

Single family residence, 2 story, Old style, built 1875+/-, 962+/- sq. ft., 3BR/1BA, covered porch, barn. Tentative assessment/full market value: \$ 105900

Tax Map: 265.-1-24.1

Size: 300.05' x 235'

School District: Peru CSD

Full Market Value: \$105,900

Inspection: Occupied. Drive by anytime.



#82 - Lapham Mills Rd, Town of Peru

Residential vacant land. Waterfront on Little Ausable River. Tentative assessment/full market value: \$ 9000

Tax Map: 269.-1-46

Size: 100.8' x 425'

School District: Peru CSD

Full Market Value: \$9,000

Inspection: Vacant Land. Drive by anytime.



#84 - 25 Colligan Pt Rd, Town of Plattsburgh

Single family residence, 2 story, Contemporary style, built 2011+/-, 6300+/- sq. ft., 3BR/3BA, attached garage. Tentative assessment/full market value: \$ 764300

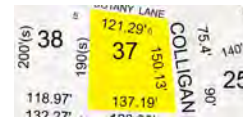
Tax Map: 181.4-1-37

Size: 150.13' x 137.19'

School District: Beekmantown CSD

Full Market Value: \$764,300

Inspection: Occupied. Drive by anytime.



#85 - 258 Bradford Rd, Town of Plattsburgh

Single family residence, 1 story, Ranch style, built 1956+/-, 1004+/- sq. ft., 3BR/1BA. Tentative assessment/full market value: \$ 26400

Tax Map: 191.-3-33

Size: 65' x 150'

School District: Beekmantown CSD

Full Market Value: \$26,400

Inspection: See web for showing schedule.



#86 - 214 Wallace Hill Rd, Town of Plattsburgh

Single family residence, 1 story, Manufactured Housing style, built 1986+/-, 1107+/- sq. ft., 2BR/2BA. porches. Tentative assessment/full market value: \$ 77700

Tax Map: 192.-1-15.422

Size: 95' x 400'

School District: Beekmantown CSD

Full Market Value: \$77,700

Inspection: Occupied. Drive by anytime.



#87 - 10 Pepper Ridge Dr, Town of Plattsburgh

Mobile home, enclosed porches. Tentative assessment/full market value: \$ 77900

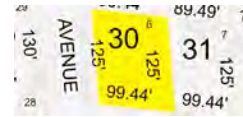
Tax Map: 192.4-4-30

Size: 99.44' x 125'

School District: Beekmantown CSD

Full Market Value: \$77,900

Inspection: See web for showing schedule.



#88 - 113 Trade Rd, Town of Plattsburgh

Other Storage, 1 story, warehouse, built 1989+/-, 8000+/- sq. ft. Tentative assessment/full market value: \$ 338300

Tax Map: 193.-2-11.4

Size: 2.00 +/- Acres

School District: Beekmantown CSD

Full Market Value: \$338,300

Inspection: Occupied. Drive by anytime.



#89 - 112-118 Trade Rd, Town of Plattsburgh

Manufacture, 1 story, built 1989+/-, 40890+/- sq. ft. Tentative assessment/full market value: \$ 1437500

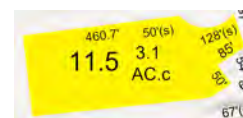
Tax Map: 193.-2-11.5

Size: 3.10 +/- Acres

School District: Beekmantown CSD

Full Market Value: \$1,437,500

Inspection: Occupied. Drive by anytime.



#90 - 304 Stafford Rd, Town of Plattsburgh

Single family residence, 1 story, Cottage style, built 1960+/-, 792+/- sq. ft., 3BR/1BA, porches. Tentative assessment/full market value: \$ 60100

Tax Map: 193.3-2-3

Size: 60' x 70'

School District: Beekmantown CSD

Full Market Value: \$60,100

Inspection: See web for showing schedule.



#91 - 276 Allen Rd, Town of Plattsburgh

Single family residence, 1 story, Ranch style, built 1959+/-, 1053+/- sq. ft., 3BR/1BA, porch, attached garage. Tentative assessment/full market value: \$ 153200

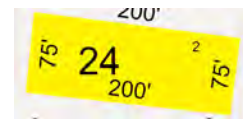
Tax Map: 194.2-1-24

Size: 75' x 200'

School District: Beekmantown CSD

Full Market Value: \$153,200

Inspection: See web for showing schedule.



#92 - 2090 Rt 22B, Town of Plattsburgh

Single family residence, 1 story, Ranch style, built 1940+/-, 1210+/- sq. ft., 3BR/1BA, porches. Tentative assessment/full market value: \$ 126300

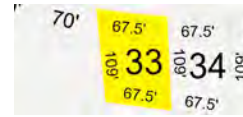
Tax Map: 205.4-4-33

Size: 67.5' x 109'

School District: Saranac CSD

Full Market Value: \$126,300

Inspection: Occupied. Drive by anytime.



#93 - 785 Rt 3, Town of Plattsburgh

Single family residence, barn. Tentative assessment/full market value: \$ 161800

Tax Map: 206.3-1-18.21

Size: 1.10 +/- Acres

School District: Beekmantown CSD

Full Market Value: \$161,800

Inspection: Occupied. Drive by anytime.



#94 - 162 Quarry Rd, Town of Plattsburgh

Social organization, 2 story, built 1812+/-, 3353+/- sq. ft., 1 story, built 1992, 4670+/- sq. ft., porch, cold storage. Tentative assessment/full market value: \$ 571000

Tax Map: 207.-1-10

Size: 4.30 +/- Acres

School District: Beekmantown CSD

Full Market Value: \$571,000

Inspection: Occupied. Drive by anytime.



#100 - 129 Archie Bordeau Rd, Town of Plattsburgh

Single family residence, 1 story, Ranch style, built 1956+/-, 1624+/- sq. ft., 4BR/1BA, enclosed porch, detached garage. Tentative assessment/full market value: \$ 68700

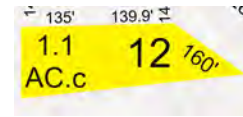
Tax Map: 245.-4-12

Size: 1.10 +/- Acres

School District: Peru CSD

Full Market Value: \$68,700

Inspection: Occupied. Drive by anytime.



#107 - 1091 Standish Rd, Town of Saranac

Seasonal residence, 1 story, Cottage style, built 1987+/-, 1024+/- sq. ft., 2BR/0BA. Tentative assessment/full market value: \$ 23800

Tax Map: 236.-1-3.13

Size: 8.10 +/- Acres

School District: Saranac CSD

Full Market Value: \$23,800

Inspection: Drive by anytime.



#108 - Canning Rd, Town of Saranac

Rural vacant land. Tentative assessment/full market value: \$ 5000

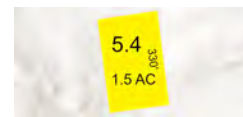
Tax Map: 239.-1-5.4

Size: 1.50 +/- Acres

School District: Saranac CSD

Full Market Value: \$5,000

Inspection: May not have access.



#110 - 163 Austin Rd, Town of Schuyler Falls

Rural residence, 1.5 story, Cottage style, built 1969+/-, 788+/- sq. ft., 3BR/1BA, enclosed porch, mobile home. Tentative assessment/full market value: \$ 80600

Tax Map: 243.-1-7.1

Size: 13.00 +/- Acres

School District: Peru CSD

Full Market Value: \$80,600

Inspection: Drive by anytime.



#111 - Irish Settlement Rd, Town of Schuyler Falls

Residential vacant land. Tentative assessment/full market value: \$ 11900

Tax Map: 245.-1-3

Size: 200' x 325'

School District: Peru CSD

Full Market Value: \$11,900

Inspection: Vacant Land. Drive by anytime.



#112 - 891 Rt 22B, Town of Schuyler Falls

Single family residence, 2 story, Old style, built 1940+/-, 1308+/- sq. ft., 2BR/1BA, covered porch. Tentative assessment/full market value: \$ 115700

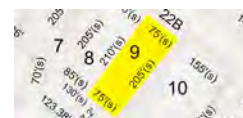
Tax Map: 256.1-1-9

Size: 75' x 210'

School District: Peru CSD

Full Market Value: \$115,700

Inspection: See web for showing schedule.



SAMPLE CONTRACT OF SALE



The NYSAuctions.com Team
 Pleasant Valley, NY 12569
 800-243-0061

Clinton County Tax Foreclosure Real Estate Auction

CONTRACT OF SALE and RECEIPT OF DEPOSIT

Purchaser: John Q. Public
 Address: 1 Main Street
 City: Anytown, NY 00000
 Phone: 800-243-0061

Bidder Number: 1
 Fed ID Number:
 Date: 6/3/2026

I hereby agree to purchase the property known as Auction Property No: 2 located in the Town of Altona, Tax Map No: 000000-0000-00-000000-0000 and agree to pay the bid price of \$20,000.00 plus the 11% Buyer's Premium of \$2,200.00 together with closing costs, school tax, and village tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract.

It is understood and agreed that the conveyance will be by QUIT CLAIM DEED to be executed subsequent to receipt of all money due in accordance with the TERMS AND CONDITIONS OF SALE.

I have deposited with Clinton County Treasurer's Office the sum of \$4,440.00 as a down payment, to apply to the purchase price. Said down payment shall be returned to the PURCHASER forthwith upon notice by County of Clinton that this offer is not accepted. The deposit shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein.

Buyer: John Q. Public

Buyer:

 SS #

 SS #

Buyer:

Date	Amount	Type
6/3/26	\$4,400.00	Credit Card

 SS #

Receipt of \$4,400.00 deposit is hereby acknowledged.

By: _____
Clinton County Treasurer's Office

.....
 THE FOLLOWING IS FOR OFFICIAL USE ONLY--DO NOT COMPLETE

Seller:

The Foregoing offer is:

1. Accepted on _____
2. Rejected on _____

Clinton County Treasurer's Office
 137 Margaret Street, Suite 205
 Plattsburgh, NY 12901
 PHONE: (518) 565-4730
 By: _____,
 Randy Lozier,
 Treasurer Clinton County

Recap:

Bid Price:	\$20,000.00
Buyer's Premium:	\$2,200.00
5% County Redevelopment Fee:	\$1,000.00
1.5% Advertising Fee (Based on Bid Amount):	\$300.00
School/City/Village Tax:	n/a
Town/County Tax:	n/a
NYS Transfer Tax:	n/a
Filing Fee - RP-5217:	(pay clerk)
County Clerk Fee:	(pay clerk)
SUB TOTAL:	\$23,500.00
Less Down Payment:	\$4,440.00
Balance Due by: July 6, 2026 in cash or bank check:	\$19,060.00

Payable to Clinton County Treasurer. Time is of the essence.

SAMPLE CALCULATIONS OF DEPOSIT DUE AT AUCTION

CREDIT CARD, 11% Buyer's Premium:

CASH/BANK CHECK, 10% Buyer's Premium:

Bid amount	\$10,000.00
11% Buyer's Premium	1,100.00
Total contract price:	\$11,100.00
Minimum of \$1,000 or 20% of total contract price (whichever is greater) due at auction:	\$2,220.00

Bid amount	\$10,000.00
10% Buyer's Premium	1,000.00
Total contract price:	\$11,000.00
Minimum of \$1,000 or 20% of total contract price (whichever is greater) due at auction:	\$2,200.00

Bid amount	\$800.00
11% Buyer's Premium	88.00
Total contract price:	\$888.00
Minimum of \$1,000 or 20% of total contract price (whichever is greater) due at auction (see below*):	\$1,000.00

Bid amount	\$800.00
10% Buyer's Premium	80.00
Total contract price:	\$880.00
Minimum of \$1,000 or 20% of total contract price (whichever is greater) due at auction (see below*):	\$1,000.00

* If your total contract price falls under the minimum due of \$1,000, full payment at auction which will include closing costs and fees are due up to \$1,000. Closing costs may or may not include NYS Transfer tax, filing fee for Real Property Transfer Report, filing fee for combined Gains Transfer Tax Affidavit, County Clerk fee, County surcharge, advertising fee, current taxes due. All fees are outlined in the Terms & Conditions of the Auction.

Pre-Registration

We are glad to have you participate in our tax foreclosure auctions! We use e-signatures to complete the Internet Bidding Packet online making it completely safe, secure and convenient for you to participate!

Looking to bid in person but skip the registration line? Follow these steps:



1 Become a member of NYSAuctions.com



2 Register for auction



3 Complete Internet Bidding Packet sent via email from DocuSign



4 Indicate on Page 2 that you are bidding in person

TERMS & CONDITIONS

INTERNET TERMS (in addition to standard terms below):

1. Registration. All bidders are required to register and provide suitable government-issued unexpired I.D. (photo copy acceptable) prior to the auction. The Internet Bidding Packet (IBP) will be emailed via electronic link once bidder registers for the auction at NYSAuctions.com. A sample IBP can be found at the top of the auction web listing approximately 30 days prior to the auction. **NO EXCEPTIONS.**
2. Bidder approval for internet. In order to bid online, you will need to complete the Internet Bidding Packet (IBP) that will be emailed to you via electronic link from DocuSign. A sample IBP can be found at the top of the auction web listing approximately 30 days prior to the auction. Completed documents must be received by auctioneer/broker no later than 4:00PM on Friday, May 29, 2026, to be approved to bid online for this auction. **NO EXCEPTIONS.**
3. INTERNET BIDDING through our Provider is offered as a service to our customers, and bidders shall not hold Clinton County and/or Absolute Auctions & Realty, Inc., responsible for any failure due to the loss of the internet connection supplied to Absolute Auctions & Realty, Inc., by the Provider.
4. If registering as an entity (LLC, LLP, Corporation, Trust, etc.), see item #5 under standard terms for additional documents required for registration.

STANDARD TERMS:

1. Purchaser shall be responsible for the payment of an eleven percent (11%) buyer's premium for credit card deposits, ten percent (10%) buyer's premium for cash or guaranteed funds deposits, in addition to the accepted purchase price, advertising fee of 1.5% of the bid price, 5% County Redevelopment Fee on all purchases, and the closing fees/costs.
2. \$1,000.00 or 20% of the total contract price (bid price + buyer's premium), whichever is higher, shall be paid as a down payment on the day of the auction upon execution of a contract of sale. All deposits are to be made by cash, credit card (MasterCard, VISA or Discover Card ONLY) for the required down payment ONLY, postal money order or bank check (cashiers or tellers check), made payable to "Clinton County Treasurer." No exceptions. **(DO NOT HAVE BANK CHECKS MADE OUT TO YOUR OWN NAME.** Unused checks can be redeposited into your bank account with the endorsement, "Not used for purposes intended." Ask your bank for details.) The Purchaser paying by credit card(s) agrees that they shall NOT attempt a charge back on their credit card(s) used in this/these transaction(s) for any reason whatsoever. In such event that a charge back is initiated by Purchaser and that such attempt is upheld in favor of Auctioneer/Clinton County, Purchaser agrees and authorizes to compensate Auctioneer with a \$750.00 recovery fee as a new charge to their credit card(s) without requiring additional Purchaser signature(s). Failure to pay such recovery fee will result in collection action against said Purchaser(s).
3. All required deposits must be paid in full for all successful bids immediately upon being declared the successful bidder. Live Bidders, upon being declared the high bidder on a parcel, will immediately go to the contract table and execute the Contract of Sale and remit the required deposit.
4. Any high bidder who fails to submit the required down payment or complete the purchase will be prohibited from participating in auctions conducted by Absolute Auctions & Realty, Inc. for a period of five years. Clinton County reserves the right to take legal action against this high bidder, should such a default occur. If the purchaser fails to pay the balance of the total contract price plus closing costs and fees as herein provided, the deposit shall be forfeited. The County reserves the right to bring an action for specific performance. "Time is of the essence." If purchaser does not complete and return the transfer documents needed to file the deed, the purchaser forfeits their rights to the property and will not receive a refund.
5. At the time of bidder registration, the purchaser shall provide information necessary to complete, and shall execute, the necessary forms and documents required for recording the deed in the County Clerk's Office. Bidders are required to register and provide suitable government identification such as a driver's license or passport at registration. Auctioneer reserves the right to decline registration if identification is not sufficient. Individuals acting on behalf of others (including spouses), not in attendance at the auction, must produce a "Full Power of Attorney" duly executed and notarized, copy of driver's license and social security number to complete necessary forms. Entities such as corporations, limited partnerships, limited liability companies, etc. are required to provide AT REGISTRATION: 1) a copy of the state entity incorporation filing receipt, 2) EIN number and 3) a corporate resolution duly embossed with incorporation seal authorizing the registrant to purchase real property for said entity. **NO EXCEPTIONS.**
6. The purchaser may not assign his/her right to complete the sale. **ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER (AND SPOUSE, IF REQUESTED) REGISTERED AT THE AUCTION.** Purchaser is responsible for ensuring the proper spelling of their name(s) on the sales contract. Once the sales contract is signed, no corrections will be made and the deed will reflect the name(s) on the sales contract. **SPOUSE MUST BE PRESENT AT AUCTION TO BE ADDED TO THE DEED.**
7. Sale of County-owned properties shall be as follows: (1) in the event that the high bid on a parcel meets or exceeds the minimum bid price (minimum bid price is the amount of back taxes owed) established by Clinton County, and otherwise fully complies with the terms and conditions of sale, the sale of such parcel shall be final and absolute and will not be subject to confirmation by Clinton County; (2) in the event that the high bid on a parcel is less than the minimum bid price established by Clinton County, and otherwise fully complies with the terms and conditions of sale, the sale of such parcel shall be subject to confirmation by the Clinton County Legislature before such sale shall be final; and (3) in the event that the successful high bidder refuses to complete purchase of any parcel sold at an auction, the second highest bidder of that parcel shall be offered the opportunity to purchase the parcel at the amount of the second highest bid plus the buyer's premium, closing costs and fees, and such other amounts due under these Terms and Conditions of Auction, and subject to approval under subparagraphs (1) or (2) of this paragraph.
8. In the event the successful bidder is the previous owner, or lienholder, the purchase price cannot be less than the total amount of taxes owed at the time Clinton County took title to the parcel.
9. Clinton County will notify purchaser when all required documents necessary to complete the sale and transfer of any and all parcels purchased at the auction have been prepared. Within 30 days of the auction, the entire balance of the purchase price, plus the buyer's premium and closing costs/fees shall be paid. Credit card payment is NOT acceptable for balance due. All payments must be made by cash, postal money order or bank check. If purchaser fails to pay the entire balance prescribed within the aforesaid 30 days, all deposit(s) made will be forfeited. A purchaser who fails or has failed to pay any balance due, resulting in default at this auction or any previous Clinton County auction, will not be allowed to bid at this or any future auction for Clinton County for a period of five (5) years.
10. Conveyance shall be by quitclaim deed only, containing a description of the property as it appeared on the tax roll for the year upon which the County acquired title. The deed will be recorded by the County upon payment in full of the purchase price, buyer's premium, and closing fees/costs. **POSSESSION OF THE PROPERTY IS FORBIDDEN UNTIL THE DEED IS RECORDED WITH THE CLINTON COUNTY CLERK CONVEYING TITLE TO THE PURCHASER. TITLE VESTS AT THE**

RECORDING OF THE DEED. It is agreed between the County and the Purchaser that delivery and acceptance of the deed occurs upon recording of the deed. No action on the property is allowed until the deed is filed.

11. The Clinton County Treasurer will send a letter to the High Bidder outlining clerk fees due on property purchase(s): (1) Filing Fee for the Real Property Transfer Report [\$125.00 plus \$50.00 surcharge if the parcels classification code is 100-199, 200-299 or 411-C; \$250.00 plus \$50.00 surcharge for all parcels otherwise classified]; (2) filing fee for TP-584 [\$5.00], additional owners, after 2, will be charged \$1.00 per owner; and (3) Notice of Conveyance-Fraud \$10.00 (on residential deed recordings), if applicable.
12. All real property, including any buildings thereon, are sold "AS IS" and without any representation or warranty whatsoever as to condition or title, and subject to: (a) any state of facts an accurate, survey or personal inspection of the premises would disclose; (b) applicable zoning/land use/building regulations of the village and/or town the property is in as well as any regulations of the APA or NYS.; (c) Federal and/or State taxes, liens, judgments, and encumbrances of record; (d) easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the tax, the non-payment of which resulted in the tax foreclosure in which Clinton County acquired title; (e) any unknown environmental issues, including but not limited to asbestos, wasteland or wetlands designations, spills, contamination, bedrock, etc.; and (f) all outstanding school and village taxes, past due and present water and sewer rents, assessments, and any demolition or "cleanup" charges, without pro-ratio whatsoever. Bidders who are bidding on properties that have or have had motor fuel (or gasoline, whichever you think is more appropriate) tanks on or in them, are advised to contact the DEC for any possible site contamination or open cases.
13. All purchasers are advised to personally inspect the premises and to examine title to premises prior to the date upon which the sale is scheduled to take place. Personal inspection must be coordinated through Absolute Auctions & Realty, Inc; entrance upon any parcel without an employee of Absolute Auctions & Realty, Inc. constitutes trespass pursuant to the laws of New York State.
14. Notice is hereby given that the premises being sold may lie within an Agricultural District as designated upon the tax map. It is the sole responsibility of any bidder to ascertain which specific parcel(s) is so designated and these are sold subject to the provisions of law applicable thereto.
15. No personal property is included in the sale of any of the parcels owned by Clinton County. The disposition of any personal property located on any parcel sold shall be the sole responsibility of the successful purchaser following the closing of sale.
16. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.
17. Clinton County acquired title to these properties in accordance with Article 11, as the case may be, of the Real Property Tax Law of the State of New York, and all known rights of redemption under said provisions of law have been extinguished by the tax sale proceeding; and/or as a result of forfeiture.
18. The purchaser shall be solely responsible for the payment of all taxes levied against the property subsequent to transfer of title to Clinton County.
19. Real Property Tax Law authorizes the imposition of a pro-rata liability on formerly exempt property transferred to a non-exempt owner after taxable status date. The property purchased at the tax foreclosure is exempt at the time of purchase (county-owned). Upon transfer of title, the exemption ceases, and each tax levying unit, county, town and village are due taxes for the remaining portion of the year. On a subsequent tax roll, county/town, the purchaser of the property will receive an additional bill for these taxes. This entire process is subject to administrative review. Further information can be found in New York Real Property Tax Law, Sections 520, 551 and 553.
20. NO PERSON OR ORGANIZATION CAN BID ON PROPERTIES AT THE AUCTION IF THEY, OR A CORPORATION OR COMPANY THEY ARE AFFILIATED WITH, OWE PROPERTY TAXES (CURRENT YEAR OR PRIOR YEAR) TO CLINTON COUNTY. ALL TAX LIABILITIES MUST BE PAID PRIOR TO THE AUCTION IN ORDER TO BID AT THE AUCTION. Failure to comply with this provision will be grounds for default and forfeiture of any deposits paid.
21. By acknowledging and executing these Terms & Conditions, the purchaser certifies that he/she is not representing or acting as proxy for the former owner(s) of the property against whom Clinton County foreclosed, or anyone previously prohibited from participation in auctions, and has no intent to defraud Clinton County of the unpaid taxes, assessment, penalties and charges which have been levied against the property. The purchaser agrees that neither he/she nor his/her assigns shall convey the property to the former owner(s) against whom Clinton County foreclosed within 24 months subsequent to the auction date and, if such conveyance occurs, the purchaser understands that he/she may be found to have committed a fraud and/or intent to defraud and will be liable for any deficiency between the purchase price at the auction and such sums as may be owed to Clinton County as related to the foreclosure on the property and consents to immediate judgment by Clinton County for said amounts.
22. All sales shall be final, absolute and without recourse, and in no event shall Clinton County, Absolute Auctions & Realty, Inc., be or become liable for any defects in title for any cause whatsoever, and no claim, demand or suit of any nature shall exist in favor of the purchaser, its heirs, successors or assigns, against Clinton County, Absolute Auctions & Realty, Inc., arising from this sale.
23. In the event that the sale of a parcel is cancelled by Court Order or judgment; OR the entirety of the auction is cancelled by the Clinton County Legislature, the successful bidder shall be entitled only to a refund of the purchase money. Purchaser shall not be entitled to special or consequential damages, nor attorney fees, nor reimbursement for any expenses incurred as a result of ownership or improvements of the property nor for taxes paid during the period of ownership.
24. The auctioneer's decision regarding any disputes is final, and the auctioneer reserves the right to reject any bid that is not an appreciable advancement over the preceding bid.
25. Anyone deemed by the Auctioneer to be intentionally obstructing the business of the auction may be ordered removed by the Auctioneer.
26. All informational tools, such as slides, tax maps, photos, auction listings, auction catalogs, auction signs, property record cards, etc. are for identification purposes only and are neither a guarantee nor a warranty as to location, dimensions, parcel use and/or size, or anything else. THE COUNTY AND ABSOLUTE AUCTIONS & REALTY, INC. MAKE NO WARRANTY, EXPRESSED OR IMPLIED, IN CONNECTION WITH THIS SALE.
27. The successful purchaser on each auction parcel must remove the auction sign within two (2) days of receipt of the deed to the parcel as provided for herein.
28. People holding the following positions are precluded from bidding at the Clinton County Auction: a) Assessors, Board of Assessment Review members, and Town Supervisor and Town Board members within their own municipal jurisdiction; as well as b) The following Clinton County Officials: Treasurer, Legislators, Administrator, Attorney, Clerk, and Real Property Director.
29. No person or entity (or a person having more than a 10% interest in an entity) that has previously purchased property at a Clinton County In Rem Foreclosure Auction and had said property foreclosed upon by Clinton County in subsequent years may bid at a Clinton County In Rem Foreclosure Auction for a period of five (5) years after the date of said foreclosure, with the exception of a property in the current year's auction that is the primary residence of said person.

AGENCY DISCLOSURE



Division of Licensing Services

New York State
Department of State
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001
Customer Service: (518) 474-4429
<https://dos.ny.gov>

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Jennifer Gableman, Broker of Absolute Auctions & Realty, Inc.
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

() Seller as a (check relationship below) () Buyer as a (check relationship below)
() Seller's Agent () Buyer's Agent
() Broker's Agent () Broker's Agent
() Dual Agent
() Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

() Advance Informed Consent Dual Agency
() Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure form:

Signature of { } Buyer(s) and/or { } Seller(s):

Date: _____

Date: _____

LEAD PAINT DISCLOSURE

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) JG Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

Jennifer Gableman, Broker
Absolute Auctions & Realty, Inc.

Date

Agent

Date



New York State Housing Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by _____ (print name of Real Estate Salesperson/
Broker) of _____ (print name of Real Estate company, firm or brokerage)

(I)(We) _____

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature _____ Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

Agricultural District Disclosure Notice

Notice is hereby given that the premises being sold may lie within an Agricultural District as designated upon the tax map. It is the sole responsibility of any bidder to ascertain which specific parcel(s) is so designated and sold subject to the provisions of law applicable thereto.

“It is the policy of this state and this community to conserve, protect and encourage the development and improvement of the agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances.”

Important Disclaimers

Attention prospective bidders: The information set forth in this Bidder’s Package is believed to be correct and complete. However, the seller, along with ABSOLUTE AUCTIONS & REALTY, Inc. make no warranties as to the accuracy and completeness of this information.

“Prior to the auction, prospective bidders should make such inspection and investigation as they deem appropriate. If you have not made a prudent inspection and investigation regarding the auction parcel(s), we ask that you DO NOT BID at today’s auction.”

COUNTY REAL PROPERTY TAX MAPS: These maps were prepared for Tax Administration purposes only. They are not intended to be used in the conveyance of property. There is no guarantee of accuracy or completeness. All information on these maps is subject to such variations and corrections as might result from an accurate instrument survey by a licensed surveyor.

ANNOUNCEMENTS MADE AT THE AUCTION SUPERSEDE ANY PREVIOUSLY PRINTED MATERIAL OR STATEMENTS MADE.

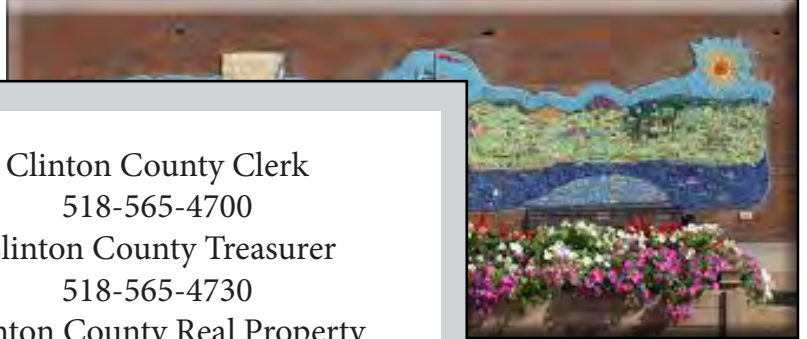
Notice: Upon being declared the successful high bidder, you must immediately go to the contract table, make your deposit, sign your Contract of Sale and closing documents. Please note that you can still bid on additional parcels from the contract table. Thank you.

The NYSAuctions.com Team



Clinton County, NY

Towns & Villages



Clinton County Clerk
518-565-4700

Clinton County Treasurer
518-565-4730

Clinton County Real Property
518-565-4760

www.clintoncountyny.gov

TOWNS

Altona 518-236-7035

Ausable 518-834-9052

Beekmantown 518-563-4650

Black Brook 518-647-5411

Champlain 518-298-8160

Chazy 518-846-7544

Clinton 518-497-6133

Dannemora 518-492-7541

Ellenburg 518-594-7340

Mooers 518-236-7927

Peru 518-643-2745

Plattsburgh 518-562-6800

Saranac 518-293-6666

Schuyler Falls 518-563-1129

VILLAGES

Champlain 518-298-4152

Dannemora 518-492-7000

Rouses Point 518-297-5502



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2026 Tax Foreclosure Auction Calendar*

- Hamilton County - Online Only
Wednesday, May 13
- Town of Greenburgh - Online Only
Wednesday, May 20
- Clinton County - Live & Online
Wednesday, June 3
- Franklin County - Live & Online
Wednesday, July 29
- Otsego County - Online Only
Wednesday, August 12
- Lewis County - Online Only
Wednesday, August 19
- Sullivan County - Online Only
Wednesday, September 16
- Madison County - Online Only
Wednesday, September 17
- Dutchess County - Online Only
Thursday, October 1

Coming Soon: Orange County, City of Poughkeepsie, Greene County, Town of Cortlandt, Ulster County & more
Check website as above dates may change

TIME DATED AUCTION NOTICE

Visit [NYS Auctions.com](https://www.nysauctions.com) for upcoming auctions, Property Information Packages, updated auction information & More!



Real Estate



Equipment



Personal Property

Have something to sell? Call today!

Absolute Auctions & Realty, Inc. | POB 1739, Pleasant Valley, NY 12569
800-243-0061 | info@aaarauctions.com

Lights, Camera - Auction!
NYS
[NYS Auctions.com](https://www.nysauctions.com)

NAA
Auctioneer

NYSAA