

2025

Franklin County
Tax Foreclosure
Real Estate Auction
October 1 @ 10AM
Registration 8AM

Mo's Pub & Grill
3357 US-11, Malone or
Online at **NYSAuctions.com**

Bidders Seminar September 29 6-8PM
Franklin County Court House Kitchen Conference Rm
355 W. Main St, Malone, NY

Live
Auction
with
Online
Bidding



1 Become a member of
NYSAuctions.com

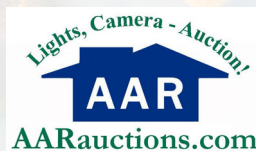
2 Register for auction



3 Complete Internet Bidding
Packet sent via email from
DocuSign or Register Onsite
from 8AM day of auction.



4 Online Bidders are Approved
to bid Monday prior to the
auction or Live Auction starts
October 1 at 10AM



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Commercial
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#1 - 41 Main St, Village of Tupper Lake, Town of Tupper Lake

Vacant commercial land.

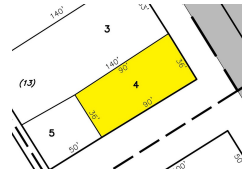
Tax Map: 480.80-2-4

Size: 0.07 +/- Acres

School District: Tupper Lake CSD

Full Market Value: \$11,667

Inspection: Vacant Land. Drive by anytime.

**#2 - 31 Pine St, Village of Tupper Lake, Town of Tupper Lake**

Residential vacant land.

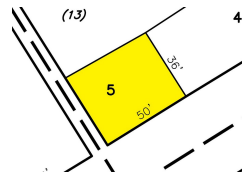
Tax Map: 480.80-2-5

Size: 50' x 36'

School District: Tupper Lake CSD

Full Market Value: \$10,000

Inspection: Vacant Land. Drive by anytime.

**#3 - 21 Main St, Village of Tupper Lake, Town of Tupper Lake**

Single family residence, 2 story, Old style, built 1895+/-, 1386+/- sq. ft., 3BR/2BA. porch, detached garage.

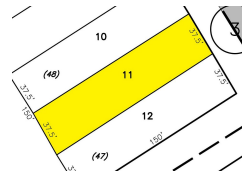
Tax Map: 480.80-3-11

Size: 0.13 +/- Acres

School District: Tupper Lake CSD

Full Market Value: \$69,500

Inspection: Occupied. Drive by anytime.

**#4 - 60 Cedar St, Village of Tupper Lake, Town of Tupper Lake**

Single family residence, 1.7 story, Old style, built 1920+/-, 992+/- sq. ft., 2BR/1BA. porch.

Tax Map: 480.81-3-1

Size: 0.52 +/- Acres

School District: Tupper Lake CSD

Full Market Value: \$93,833

Inspection: Occupied. Drive by anytime.

**#5 - 12 Tallman St, Village of Tupper Lake, Town of Tupper Lake**

Single family residence, 1 story, Ranch style, built 1950+/-, 1217+/- sq. ft., 3BR/1BA. porch.

Tax Map: 490.67-4-19

Size: 0.27 +/- Acres

School District: Tupper Lake CSD

Full Market Value: \$151,500

Inspection: Occupied. Drive by anytime.

**#7 - 1139 County Route 22, Town of Bangor**

Single family residence, 2 story, Old style, built 1890+/-, 1504+/- sq. ft., 3BR/BA. porch, barn.

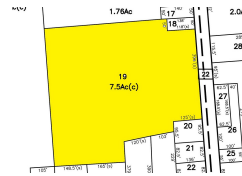
Tax Map: 110.1-1-19

Size: 7.50 +/- Acres

School District: Malone CSD

Full Market Value: \$104,000

Inspection: Occupied. Drive by anytime.

**#8 - Crompt Rd, Town of Belmont**

Rural vacant land.

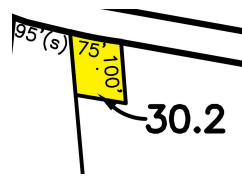
Tax Map: 116.-1-30.200

Size: 0.17 +/- Acres

School District: Malone CSD

Full Market Value: \$2,074

Inspection: Vacant Land. Drive by anytime.

**#9 - Lake Road E, Town of Belmont**

Rural vacant land. Waterfront on Lower Chateaugay Lake.

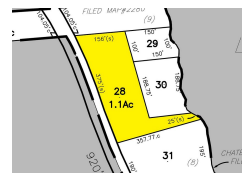
Tax Map: 118.3-1-28

Size: 1.04 +/- Acres

School District: Chateaugay CSD

Full Market Value: \$11,852

Inspection: Vacant Land. Drive by anytime.

**#10 - Trout River N, Town of Belmont**

Private forest.

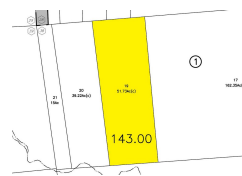
Tax Map: 143.-1-19

Size: 50.00 +/- Acres

School District: Malone CSD

Full Market Value: \$25,926

Inspection: May not have road frontage.

**#11 - Trout River N, Town of Belmont**

Private forest. Waterfront on East Branch Trout River.

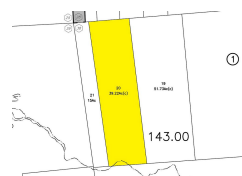
Tax Map: 143.-1-20

Size: 39.22 +/- Acres

School District: Malone CSD

Full Market Value: \$20,444

Inspection: May not have road frontage.



#12 - 76 West Side Rd, Town of Belmont

Single family residence, 1 story, Cottage style, built 1945+/-, 720+/- sq. ft., 2BR/BA. one story boathouse. Waterfront on Mountain View Lake.

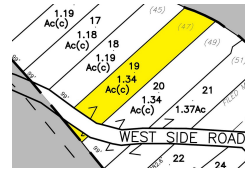
Tax Map: 218.1-1-19

Size: 1.34 +/- Acres

School District: Malone CSD

Full Market Value: \$207,852

Inspection: Check website for showing schedule.

**#16 - 1874 State Route 95, Town of Bombay**

Residential vacant land.

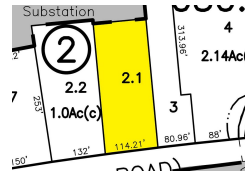
Tax Map: 50.1-2-2.100

Size: 0.86 +/- Acres

School District: Salmon River CSD

Full Market Value: \$20,690

Inspection: Vacant Land. Drive by anytime.

**#16A - 1860 State Route 95, Town of Bombay**

Mobile home, detached garage. Waterfront on Pike Creek.

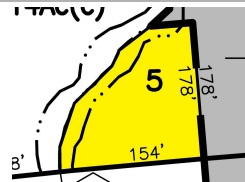
Tax Map: 50.1-2-5

Size: 1.00 +/- Acres

School District: Salmon River CSD

Full Market Value: \$40,902

Inspection: Drive by anytime.

**#17 - 598 Trout River Rd, Town of Burke**

Single family residence, 1.5 story, Old style, built 1853+/-, 1616+/- sq. ft., 3BR/1.5BA. attached garage. porch. In Agricultural District.

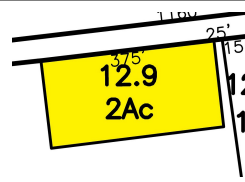
Tax Map: 12.-1-12.900

Size: 2.00 +/- Acres

School District: Chateaugay CSD

Full Market Value: \$81,000

Inspection: Check website for showing schedule.

**#18 - 1054 County Route 29, Town of Burke**

Single family residence, 2 story, Old style, built 1900+/-, 1404+/- sq. ft., 3BR/1.5BA, porch.

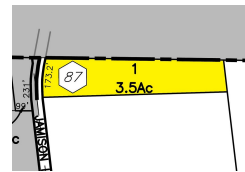
Tax Map: 13.-1-1

Size: 3.50 +/- Acres

School District: Chateaugay CSD

Full Market Value: \$58,000

Inspection: Drive by anytime.

**#19 - 531 Finney Rd, Town of Burke**

Mobile home, porch.

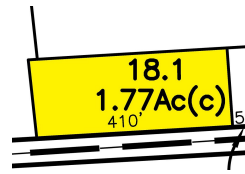
Tax Map: 72.-2-18.100

Size: 1.77 +/- Acres

School District: Malone CSD

Full Market Value: \$45,000

Inspection: Check website for showing schedule.

**#20 - 350 Finney Rd, Town of Burke**

Manufactured housing, enclosed porch.

Tax Map: 72.-3-10.100

Size: 6.93 +/- Acres

School District: Malone CSD

Full Market Value: \$52,500

Inspection: Check website for showing schedule.

**#21 - 10 Monroe St, Village of Chateaugay, Town of Chateaugay**

Single family residence, 2 story, Old style, built 1895+/-, 1722+/- sq. ft., 3BR/2BA, porch, detached garage.

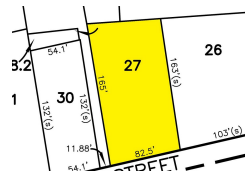
Tax Map: 61.13-10-27

Size: 0.25 +/- Acres

School District: Chateaugay CSD

Full Market Value: \$96,021

Inspection: Occupied. Drive by anytime.

**#22 - Poplar Rd, Town of Constable**

Abandoned agricultural land.

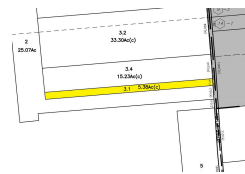
Tax Map: 42.-1-3.100

Size: 6.70 +/- Acres

School District: Malone CSD

Full Market Value: \$4,930

Inspection: Vacant Land. Drive by anytime.

**#23 - Fountain St Rd, Town of Constable**

Residential vacant land.

Tax Map: 43.-3-7.140

Size: 7.76 +/- Acres

School District: Malone CSD

Full Market Value: \$4,225

Inspection: Vacant Land. Drive by anytime.



#24 - 160 Fountain St, Town of Constable

Manufactured housing, 1 story, built 1992+/-, 1008+/- sq. ft., 3BR/1BA, enclosed porch, detached garage.

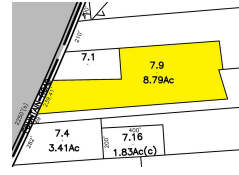
Tax Map: 43.-3-7.900

Size: 8.79 +/- Acres

School District: Malone CSD

Full Market Value: \$112,676

Inspection: Occupied. Drive by anytime.

**#25 - 273 Powers Rd, Town of Constable**

Vacant land with improvement.

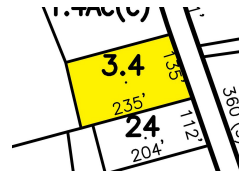
Tax Map: 70.-2-3.400

Size: 0.73 +/- Acres

School District: Malone CSD

Full Market Value: \$14,085

Inspection: Vacant Land. Drive by anytime.

**#26 - Church St, Town of Dickinson**

Rural vacant land. Waterfront on Deer River.

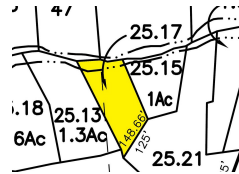
Tax Map: 179.-1-25.170

Size: 0.92 +/- Acres

School District: St Regis Falls CSD

Full Market Value: \$33,621

Inspection: Vacant Land. Drive by anytime.

**#27 - Church St, Town of Dickinson**

Rural vacant land. Waterfront of Deer River.

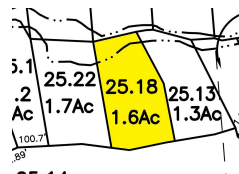
Tax Map: 179.-1-25.180

Size: 1.60 +/- Acres

School District: St Regis Falls CSD

Full Market Value: \$36,034

Inspection: Vacant Land. Drive by anytime.

**#28 - 224 Cemetery St, Town of Dickinson**

Seasonal residence, 1 story, Cottage style, built 1980+/-, 480+/- sq. ft., 1BR/1BA. Waterfront of Deer River.

Tax Map: 179.-1-29

Size: 1.00 +/- Acres

School District: St Regis Falls CSD

Full Market Value: \$55,690

Inspection: Drive by anytime.

**#29 - 997 Drum St, Town of Fort Covington**

Single family residence, 1.7 story, Old style, built 1880+/-, 1576+/- sq. ft., 3BR/1BA. attached garage. porch. barn.

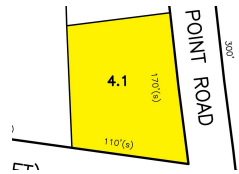
Tax Map: 5.16-1-4.100

Size: 0.50 +/- Acres

School District: Salmon River CSD

Full Market Value: \$73,065

Inspection: Occupied. Drive by anytime.

**#31 - 3 Paye Rd, Town of Franklin**

Single family residence, 1.5 story, Old style, built 1930+/-, 1911+/- sq. ft., 2BR/1BA, barns.

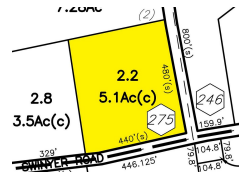
Tax Map: 384.-1-2.200

Size: 5.11 +/- Acres

School District: Saranac Lake CSD

Full Market Value: \$87,583

Inspection: Drive by anytime.

**#32 - 30 West St, Village of Malone, Town of Malone**

Residential vacant land.

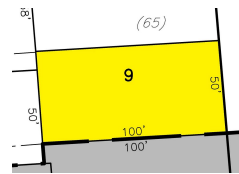
Tax Map: 98.72-1-9

Size: 0.11 +/- Acres

School District: Malone CSD

Full Market Value: \$1,111

Inspection: Vacant Land. Drive by anytime.

**#33 - 5 Finney Blvd, Village of Malone, Town of Malone**

Two family residence, 2 story, Old style, built 1921+/-, 2114+/- sq. ft., 4BR/2BA. porch.

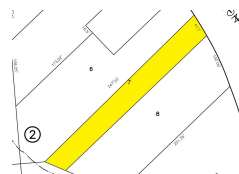
Tax Map: 112.23-2-7

Size: 0.31 +/- Acres

School District: Malone CSD

Full Market Value: \$90,741

Inspection: Drive by anytime.

**#34 - 21 Willow St, Village of Malone, Town of Malone**

Single family residence, 1.7 story, Old style, built 1890+/-, 855+/- sq. ft., 2BR/1BA, porch, detached garage.

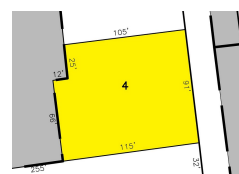
Tax Map: 112.34-3-4

Size: 0.23 +/- Acres

School District: Malone CSD

Full Market Value: \$44,444

Inspection: Drive by anytime.



#35 - Finney Blvd, Village of Malone, Town of Malone

Residential vacant land.

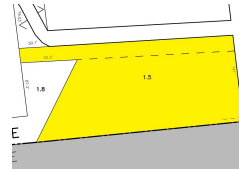
Tax Map: 112.55-1-1.500

Size: 0.97 +/- Acres

School District: Malone CSD

Full Market Value: \$33,333

Inspection: Vacant Land. Drive by anytime.

**#36 - 68 Ketcham St, Village of Malone, Town of Malone**

Single family residence, 2 story, Old style, built 1900+/-, 2364+/- sq. ft., 3BR/BA, porch.

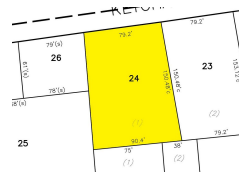
Tax Map: 112.56-2-24

Size: 0.25 +/- Acres

School District: Malone CSD

Full Market Value: \$106,944

Inspection: Occupied. Drive by anytime.

**#37 - 174 West St, Town of Malone**

Two family residence, 2 story, Old style, built 1910+/-, 1746+/- sq. ft., 4BR/2BA, attached garage, porch.

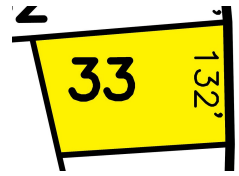
Tax Map: 98.-1-33

Size: 0.64 +/- Acres

School District: Malone CSD

Full Market Value: \$66,667

Inspection: Drive by anytime.

**#38 - 17 Perrin Rd, Town of Malone**

Single family residence, 1.7 story, Old style, built 1905+/-, 1162+/- sq. ft., 3BR/1BA, porch.

Tax Map: 98.-2-62

Size: 0.24 +/- Acres

School District: Malone CSD

Full Market Value: \$59,259

Inspection: Vacant Land. Drive by anytime.

**#39 - 456 Rider Rd, Town of Malone**

Mobile home. No home found.

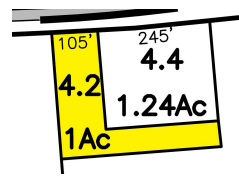
Tax Map: 153.-1-4.200

Size: 1.00 +/- Acres

School District: Malone CSD

Full Market Value: \$20,370

Inspection: Vacant Land. Drive by anytime.

**#40 - L Titus, Town of Malone**

Vacant rural land.

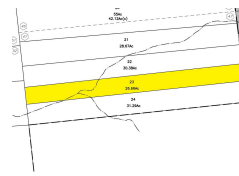
Tax Map: 169.-1-23

Size: 47.06 +/- Acres

School District: Malone CSD

Full Market Value: \$42,593

Inspection: May not have road frontage.

**#41 - 1302 Washington St, Village of Brushton, Town of Moira**

Detached row building, 2 story, built 1950+/-, 2688+/- sq. ft., attached garage.

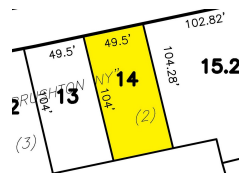
Tax Map: 107.20-6-14

Size: 0.33 +/- Acres

School District: Brushton Moira CSD

Full Market Value: \$59,688

Inspection: Occupied. Drive by anytime.

**#42 - Oconnell Rd, Town of Moira**

Rural vacant land.

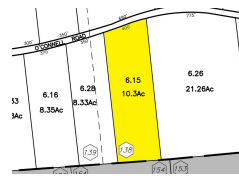
Tax Map: 119.-2-6.150

Size: 10.331 +/- Acres

School District: Brushton Moira CSD

Full Market Value: \$17,344

Inspection: Vacant Land. Drive by anytime.

**#43 - 364 Mccauslin Rd, Town of Moira**

Mobile homes.

Tax Map: 133.-1-18.100

Size: 15.57 +/- Acres

School District: Brushton Moira CSD

Full Market Value: \$41,875

Inspection: Occupied. Drive by anytime.

**#44 - 3 Old Route 72 Rd, Town of Santa Clara**

Single family residence, 2 story, Old style, built 1930+/-, 2640+/- sq. ft., 4BR/2BA, porch.

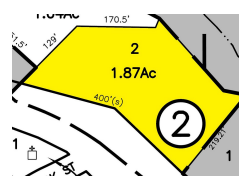
Tax Map: 240.4-2-2

Size: 1.80 +/- Acres

School District: St Regis Falls CSD

Full Market Value: \$117,209

Inspection: Check website for showing schedule.



#45 - Fraser Ave, Town of Santa Clara

Rural vacant land.

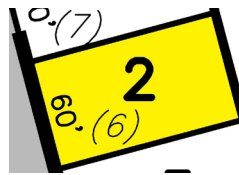
Tax Map: 255.2-1-2

Size: 0.16 +/- Acres

School District: St Regis Falls CSD

Full Market Value: \$346

Inspection: Vacant Land. Drive by anytime.

**#46 - RR Bed, Town of Santa Clara**

Rural vacant land.

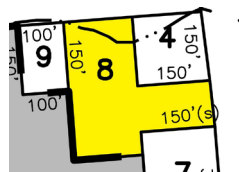
Tax Map: 256.-1-8

Size: 1.60 +/- Acres

School District: St Regis Falls CSD

Full Market Value: \$10,734

Inspection: Vacant Land. Drive by anytime.

**#47 - 45 Spruce St, Town of Waverly**

Single family residence, 1.5 story, Old style, built 1900+/-, 2025+/- sq. ft., 4BR/1.5BA, covered porch, detached garages.

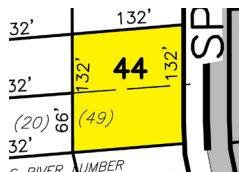
Tax Map: 224.1-4-44

Size: 0.38 +/- Acres

School District: St Regis Falls CSD

Full Market Value: \$84,000

Inspection: Occupied. Drive by anytime.

**#48 - 294 Stone Rd, Town of Westville**

Mobile home, barns.

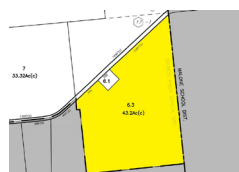
Tax Map: 41.-7-6.300

Size: 43.20 +/- Acres

School District: Salmon River CSD

Full Market Value: \$90,469

Inspection: Check website for showing schedule.



SAMPLE CALCULATIONS OF DEPOSIT DUE AT AUCTION

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	\$10,000.00
9% Buyer's Premium	900.00
Total contract price:	\$10,900.00
Minimum of \$1,000 or 20% of total contract price (whichever is greater) due at auction:	\$2,180.00

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

Bid amount	\$800.00
9% Buyer's Premium	72.00
Total contract price:	\$872.00
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.

FRANKLIN SAMPLE CONTRACT OF SALE



NYSAuctions.com
45 South Avenue, P.O. Box 1739
Pleasant Valley, NY 12569
800-243-0061

Franklin County Tax Foreclosure 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: 10/01/2025

I hereby agree to purchase the property known as Auction Property No: XX located in the Town of Malone, Tax Map No:000000-0000-00-000000-0000 and agree to pay the bid price of \$50,000.00 plus the 10% Buyer's Premium of \$5,000.00 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 Franklin County Treasurer's Office the sum of \$11,100.00 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 Franklin 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:	
SS #	

Date	Amount	Type
10/01/2025	\$11,000.00	Credit Card

Receipt of \$11,000.00 deposit is hereby acknowledged.

By: _____
Franklin County Treasurer

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

Seller:

The Foregoing offer is:

1. Accepted on _____
2. Rejected on _____

Franklin County Treasurer's Office
355 W Main Street, Suite 140
Malone, NY 12953
PHONE: (518) 481-1515
By: _____
Frances Perry, County Treasurer

Recap:

Bid Price:	\$50,000.00
Buyer's Premium:	\$5,000.00
Surcharge:	\$500.00
1.5% Advertising Fee (Based on Bid Amount):	\$750.00
School/City/Village Tax:	n/a
Town/County Tax:	n/a
NYS Transfer Tax:	\$200.00
Filing Fee - RP-5217:	\$125.00
County Clerk Fee:	\$56.00
SUB TOTAL:	\$56,631.00
Less Down Payment:	\$11,000.00
Balance Due by: October 31, 2025	
in cash or cashier's check:	\$45,631.00

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

TERMS & CONDITIONS

TERMS FOR INTERNET BIDDING (in addition to standard terms below):

INTERNET TERMS (in addition to standard terms below):

1. Registration. All bidders are required to register and provide suitable I.D. (photo copy acceptable) prior to the auction, all registrations will take place ONLINE. 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. Auctioneer reserves the right to decline registration if I.D. produced is not sufficient. A copy of the bidder's valid driver's license or passport must be provided to the auctioneer. 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 Monday, September 29, 2025, to be approved to bid online for this auction. NO EXCEPTIONS.
3. No Recourse. Internet bidding through our Provider is offered as a service to our customers, and bidders shall not hold Franklin 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. Absentee bids. All bids are placed at max bid. This means whatever bid submitted will be entered as the current high bid.

STANDARD TERMS:

1. Purchaser shall be responsible for the payment of a ten percent (10%) buyer's premium for credit card and nine percent (9%) buyer's premium for cash or guaranteed funds, in addition to the accepted purchase price, advertising fee of 1.5% of the bid price, processing and closing fees/costs. Purchasers will be responsible for paying the current year (2025/2026) school and village tax bills and any past due and present bills for water and sewer rents and assessments.
2. 20% or \$1,000.00 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 required deposits must be paid in full for all successful bids by the end of the auction. Any successful bidder, who fails to tender the deposit at the end of the auction, will be forbidden to participate in this or any other auction. Any parcels which the County of Franklin did not receive deposits for by the end of the auction will be considered to be defaulted. The property will be resold at the end of the auction. If a purchase fails to close on the parcels(s) that he /she bids on at the auction, he/she will be prohibited from participating at future auction held for the County of Franklin. All deposits are to be made by credit card (MasterCard or Visa), cash, money order or cashier's check, made payable to the "Franklin County Treasurer." No exceptions. 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/Franklin County, Purchaser agrees and authorizes to compensate Auctioneer with a \$500.00 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. The entire balance of the purchase price plus the buyer's premium, and closing costs/fees shall be paid within 30 days after the auction by cash, money order or cashier's check ONLY, to the Franklin County Treasurer's Office. Credit cards will NOT be accepted for balance due payment.
4. All real property, including any buildings thereon, are sold "AS IS" and without any representation or warranty whatsoever as to the 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; (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 sale in which Franklin County acquired title; and (e) 2025/2026 school and village taxes, past due and present water and sewer rents and assessments.
5. Conveyance shall be by quit-claim 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 PROPERTY IS FORBIDDEN UNTIL THE DEED IS RECORDED WITH THE FRANKLIN 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. 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.
6. The closing costs/fees which the purchaser shall be required to pay shall consist of: (a) \$500.00 County processing fee; (b) New York State Transfer Tax [\$2.00 for each \$500.00 of the purchase/bid price]; (c) filing Fee for the Real Property Transfer Report (RP-5217) of \$125.00 if the property is classified as agricultural, a 1-3 family dwelling, an apartment, or a condominium, and \$250.00 if the property is otherwise classified (vacant, commercial, entertainment, community service, industrial, public service, forest, etc.); (d) Fee for combined Gains Transfer Tax Affidavit [\$5.00]; (e) Franklin County Clerk Deed Recording Fee of \$45.00 per document, \$5.00 for each additional page; (f) \$1.00 mailing fee; (g) payment of all outstanding and unpaid taxes levied against the property subsequent (after) to the County's acquisition of title, together with interest and penalties thereon, as of the date of closing, (h) Title vests at recording of deed.
7. 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, at the time of bidder registration.

8. The Purchaser will immediately go to the contract table and execute a Contract of Sale and render the required deposit upon being declared the high bidder on each parcel.

9. All sales shall be final, absolute and without recourse, and in no event shall Franklin County and/or 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 Franklin County and/or Absolute Auctions & Realty, Inc., arising from this sale.

10. 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 there sold subject to the provisions of law applicable thereto.

11. By acknowledging and executing these Terms & Conditions, the purchaser certifies that he/she is not representing the former owner(s) of the property against whom Franklin County foreclosed and has no intent to defraud Franklin 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 Franklin 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 Franklin County as related to the foreclosure on the property and consents to immediate judgment by Franklin County for said amounts. Former owner and the heirs to the estate of former owners will be allowed to bid at auction provided that their minimum bid is equal to or greater than the delinquent taxes, penalty, interest and fees due as of the date of the auction.

12. Franklin County acquired title to these properties in accordance with Article 11, 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 proceedings; and/or as a result of forfeiture.

13. If a purchaser owes any outstanding and delinquent taxes to Franklin County, those delinquent taxes must be paid in full prior to closing on any purchases made at this auction. Failure to comply with this provision will be grounds for default and forfeiture of any deposits paid.

14. All bids shall be subject to approval by the Franklin County Legislature, which shall have the right, in the Legislature's sole discretion, to reject any bid for any reason whatsoever. In the event the successful high bidder fails to close on a parcel, the Franklin County Legislature reserves the right to offer to the second highest bidder the option to purchase the parcel at their highest bid.

15. No personal property is included in the sale of any of the parcels owned by Franklin 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. All informational tools, such as slides, tax maps, deeds, 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. FRANKLIN COUNTY AND ABSOLUTE AUCTIONS & REALTY, INC., MAKE NO WARRANTY EXPRESSED OR IMPLIED IN CONNECTION WITH THIS SALE.

17. 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.

18. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.

19. The successful purchaser on each auction parcel must remove the auction sign within seven (7) days of the auction.

20. 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 may be exempt at the time of purchase. 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

21. The purchaser shall be solely responsible for the payment of all taxes levied against the property subsequent to the auction. Buyer hereby acknowledges that the tax bills to the property may not arrive at his or her address immediately after taking title, which does not relieve buyer of the obligation to pay taxes or other assessments on the property. It is the buyer's responsibility to obtain these bills and pay them. Bidders should be aware that there is the possibility of liens existing by reason of the non-payment of the village water or sewer rents, assessments and other municipal charges, including any demolition charges for unsafe buildings. These charges are the responsibility of the purchaser.

22. All successful bidders that have agreed to purchase property(ies) shall, within 18 months of the delivery of deed, bring property up to New York State and local building code. SUCCESSFUL BIDDERS FOR PROPERTIES WITH KNOWN CODE VIOLATIONS DISCLOSED PRIOR TO THE AUCTION MUST DEMONSTRATE WITH A CORRECTIVE ACTION STATEMENT TO SATISFY RESTORING THE PROPERTY TO ALL LOCAL BUILDING CODES TO BE SUBMITTED TO THE FRANKLIN COUNTY TREASURER BY Friday, October 24, 2025 AND FAILURE TO SUBMIT SAID CORRECTIVE ACTION STATEMENT IS GROUNDS FOR DEFAULT AND WILL RESULT IN FORFEITURE OF DEPOSIT.

23. 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) as registered at the auction.

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) X 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) JAG 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 Frances Perry
Frances Perry, Franklin County Treasurer

Date

Seller

Date

Purchaser Jennifer Gableman

Date

Purchaser

Date

Agent Jennifer A. Gableman, Absolute Auctions & Realty,

Date

Agent

Date



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

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 Jennifer Gableman, Broker (print name of Real Estate Salesperson/
Broker) of Absolute Auctions & Realty, Inc. (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.

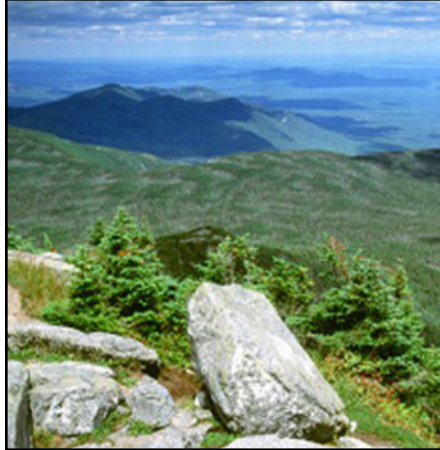
Thank you.

The NYSAuctions.com Team



Franklin County, NY

Towns & Villages

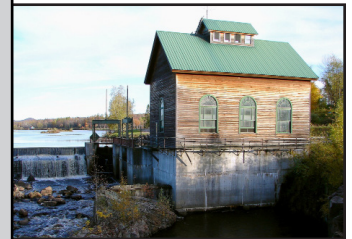
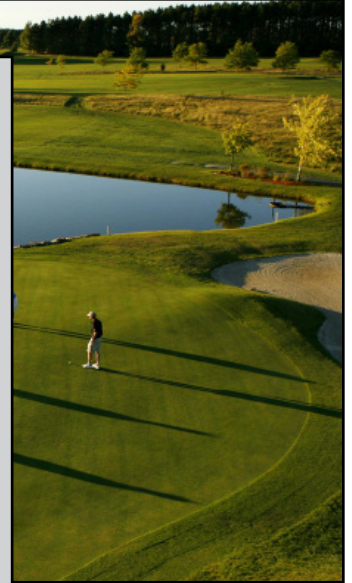
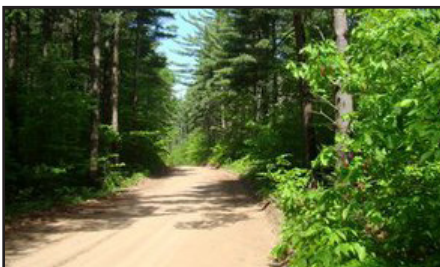


Franklin County Clerk
(518) 481-1681
Franklin County Treasurer
(518) 481-1515
Franklin County Real Property
(518) 481-1504

www.franklincony.org



Town of Bangor 518-483-2749
Town of Bellmont 518-483-2728
Town of Bombay 518-358-2329
Town of Brandon 518-483-8043
Town of Brighton 18-327-3202
Village of Brushton 518-529-0141
Town of Burke 518-483-2391
Village of Burke 518-483-6130
Town of Chateaugay 518-497-6931
Village of Chateaugay 518-497-3333
Town of Constable 518-483-2288
Town of Dickinson 518-529-0138
Town of Duane 518-483-1617
Town of Ft. Covington 518-358-4629
Town of Franklin 518-891-2189
Town of Harrietstown 518-891-1470
Town of Malone 518-483-4740
Village of Malone 518-483-4570
Town of Moria 518-529-6030
Town of Santa Clara 518-354-8477
Village of Saranac Lake 518-891-4150
Town of Tupper Lake 518-359-9261
Village of Tupper Lake 518-359-3341
Town of Waverly 518-856-9632
Town of Westville 518-358-0026



AArauctions.com

2025 Auction Calendar*

FIRST
CLASS
MAIL

Lewis County - Online Only
Wednesday, August 20
Sullivan County - Online Only
Wednesday, September 17
Madison County - Online Only
Thursday, September 18
Town of Cortlandt - Online Only
Friday, September 26
Franklin County - Live & Online
Wednesday, October 1
Onondaga County - Online Only
Thursday, October 9
Dutchess County - Online Only
Wednesday, October 22
Greene County - Online Only
Wednesday, October 29
Otsego County - Online Only
Wednesday, November 5
Essex County - Live & Online
Wednesday, November 12
Orleans County - Live & Online
Tuesday, November 18

Coming Soon: Orange, City of Poughkeepsie & more
Check website as above dates may change

TIME DATED AUCTION NOTICE

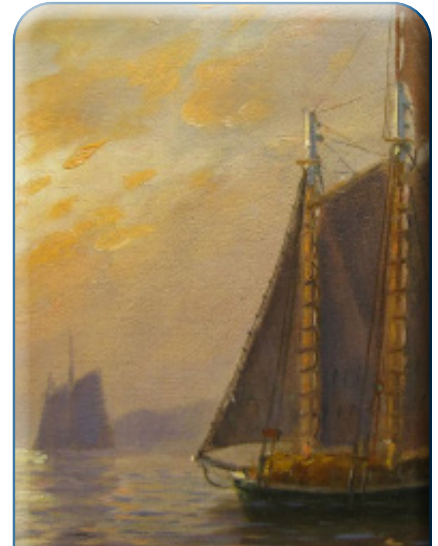
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