

2025

Greene County Tax Foreclosure Real Estate Auction October 29 @ 10AM



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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.

#1 - 662 Route 4, Town of Ashland

Single family residence, 1.5 story, Cape Cod style, built 1950+/-, 1397+/- sq. ft., 3BR/1.5BA, porch, detached garage.

Tax Map: 58.00-5-10.1

Size: 1.60 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$75,000

Inspection: Occupied. Drive by anytime.



#3 - Vare Rd, Town of Ashland

Rural vacant land.

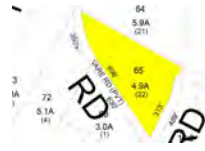
Tax Map: 76.00-1-65

Size: 4.90 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$21,600

Inspection: Vacant Land. Drive by anytime



#4 - North Settlement Rd, Town of Ashland

Rural vacant land.

Tax Map: 77.00-2-27

Size: 1.90 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$9,600

Inspection: Vacant Land. Drive by anytime



#5 - 113/115 N Washington St, Village of Athens, Town of Athens

Two family residence, 2 story, Old style, built 1900+/-, 2628+/- sq. ft., 5BR/2.5BA, porch, detached garages.

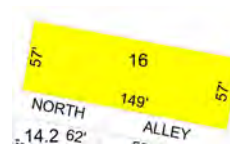
Tax Map: 122.15-2-16

Size: 0.19 +/- Acres

School District: Cocksackie-Athens CSD

Full Market Value: \$326,000

Inspection: Occupied. Drive by anytime.



#6 - Potic Mountain Rd, Town of Athens

Residential vacant land.

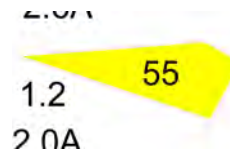
Tax Map: 86.00-2-55

Size: 0.40 +/- Acres

School District: Cocksackie-Athens CSD

Full Market Value: \$12,300

Inspection: May not have road frontage.



#8 - 249 Buttermilk Falls Rd, Town of Athens

Rural residence, 1.5 story, Old style, built 1890+/-, 984+/- sq. ft., 3BR/1BA, porch.

Tax Map: 103.00-6-18.1

Size: 16.97 +/- Acres

School District: Catskill CSD

Full Market Value: \$152,000

Inspection: See web for photos



#9 - 7 Route 49, Town of Athens

Residential vacant land.

Tax Map: 104.00-1-19

Size: 0.33 +/- Acres

School District: Cocksackie-Athens CSD

Full Market Value: \$11,700

Inspection: Vacant Land. Drive by anytime



#10 - 381 Vosenkill Rd, Town of Athens

Single family residence, 1 story, Manufactured housing style, built 1985+/-, 910+/- sq. ft., 2BR/1BA. Waterfront on Vosenkill.

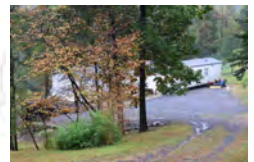
Tax Map: 121.00-1-4

Size: 27.60 +/- Acres

School District: Catskill CSD

Full Market Value: \$139,000

Inspection: Occupied. Drive by anytime.



#11 - Forest Hills Ave, Town of Athens

Residential vacant land.

Tax Map: 138.00-4-27

Size: 0.50 +/- Acres

School District: Catskill CSD

Full Market Value: \$13,000

Inspection: Vacant Land. Drive by anytime



#12 - Off Route 32, Town of Cairo

Rural vacant land. Waterfront on Catskill Creek.

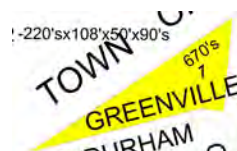
Tax Map: 66.00-2-1

Size: 1.30 +/- Acres

School District: Greenville CSD

Full Market Value: \$3,800

Inspection: May not have road frontage.



#13 - Doman Rd, Town of Cairo

Rural vacant land. Adjacent to Lot #14.

Tax Map: 67.00-1-23

Size: 14.00 +/- Acres

Full Market Value: \$15,500

Inspection: May not have road frontage.

School District: Cairo-Durham CSD



#14 - 747 Route 41, Town of Cairo

Single family residence, 1 story, Log home style, built 2023+/-, 1736+/- sq. ft., 3BR/2BA, covered porch, attached garage. Adjacent to Lot #13. Waterfront on Baker's Creek.

Tax Map: 67.00-1-25.1

Size: 33.95 +/- Acres

Full Market Value: \$286,500

Inspection: Occupied. Drive by anytime.

School District: Cairo-Durham CSD



#15 - Route 23, Town of Cairo

Rura vacant land.

Tax Map: 82.00-3-9.2

Size: 5.18 +/- Acres

Full Market Value: \$23,400

Inspection: Vacant Land. Drive by anytime.

School District: Cairo-Durham CSD



#16 - 572 Old Route 23, Town of Cairo

Single family residence, 2 story, Old style, built 1930+/-, 1177+/- sq. ft., 2BR/2BA, porches.

Tax Map: 82.04-2-13

Size: 0.50 +/- Acres

Full Market Value: \$83,750

Inspection: See web for photos

School District: Cairo-Durham CSD



#17 - Off Roosevelt Ave, Town of Cairo

Rura vacant land.

Tax Map: 82.04-3-3

Size: 0.78 +/- Acres

Full Market Value: \$7,900

Inspection: May not have road frontage.

School District: Cairo-Durham CSD



#18 - Old Route 23, Town of Cairo

Rura vacant land.

Tax Map: 83.00-6-10

Size: 0.13 +/- Acres

Full Market Value: \$1,000

Inspection: Vacant Land. Drive by anytime.

School District: Cairo-Durham CSD



#19 - Off Rudolph Weir Junior R, Town of Cairo

Vacant rural land.

Tax Map: 85.00-2-19

Size: 20.00 +/- Acres

Full Market Value: \$13,700

Inspection: May not have road frontage.

School District: Cairo-Durham CSD



#20 - 142 Middlefield Rd, Town of Cairo

Single family residence, 1 story, Ranch style, built 1972+/-, 1488+/- sq. ft., 2BR/1BA, enclosed porch, detached garage.

Tax Map: 85.00-3-8

Size: 0.53 +/- Acres

Full Market Value: \$88,000

Inspection: Occupied. Drive by anytime.

School District: Cairo-Durham CSD



#21 - Off Route 67, Town of Cairo

Rura vacant land.

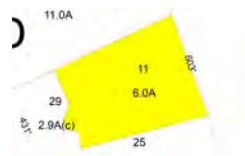
Tax Map: 85.00-4-11

Size: 6.00 +/- Acres

Full Market Value: \$13,700

Inspection: May not have road frontage.

School District: Cairo-Durham CSD



#22 - 120 Laurie Ln, Town of Cairo

Rural vacant land.

Tax Map: 86.00-8-16

Size: 18.89 +/- Acres

Full Market Value: \$14,900

Inspection: May not have road frontage.

School District: Coxsackie-Athens CSD



#35 - 21 & 31 Foster Rd, Town of Catskill

Multiple residence, 1 story, Ranch style, built 1972+/-, 673+/- sq. ft., 1BR/1BA, porch, detached garage.

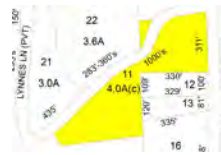
Tax Map: 136.00-8-11

Size: 4.00 +/- Acres

School District: Catskill CSD

Full Market Value: \$78,000

Inspection: See web for photos

**#36 - 103 Porto Rd, Town of Catskill**

Mobile home, porch.

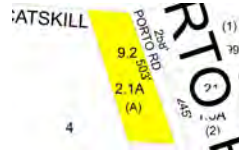
Tax Map: 137.00-1-9.2

Size: 2.10 +/- Acres

School District: Catskill CSD

Full Market Value: \$42,200

Inspection: See web for photos

**#37 - Lacorte Rd, Town of Catskill**

Mobile home.

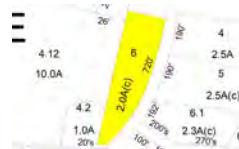
Tax Map: 137.00-4-6

Size: 2.00 +/- Acres

School District: Catskill CSD

Full Market Value: \$23,500

Inspection: Occupied. Drive by anytime.

**#38 - Off Cairo Junction Rd, Town of Catskill**

Residential vacant land.

Tax Map: 137.02-2-14

Size: 0.25 +/- Acres

School District: Catskill CSD

Full Market Value: \$1,600

Inspection: May not have road frontage.

**#39 - Elting Rd, Town of Catskill**

Rural vacant land.

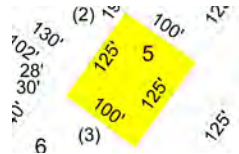
Tax Map: 138.01-1-5

Size: 0.29 +/- Acres

School District: Catskill CSD

Full Market Value: \$7,000

Inspection: Vacant Land. Drive by anytime.

**#40 - 22 Elting Rd, Town of Catskill**

Single family residence, 1.7 story, Cape Cod style, built 1964+/-, 1764+/- sq. ft., 4BR/2BA, attached garage.

Tax Map: 138.01-1-6

Size: 0.35 +/- Acres

School District: Catskill CSD

Full Market Value: \$100,000

Inspection: Occupied. Drive by anytime.

**#41 - Paradise Lake Rd, Town of Catskill**

Rural vacant land.

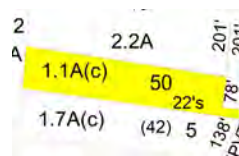
Tax Map: 154.00-1-50

Size: 1.14 +/- Acres

School District: Catskill CSD

Full Market Value: \$12,900

Inspection: Vacant Land. Drive by anytime

**#42 - Off Vedder Mountain Rd, Town of Catskill**

Rural vacant land.

Tax Map: 154.00-4-27

Size: 1.00 +/- Acres

School District: Catskill CSD

Full Market Value: \$500

Inspection: May not have road frontage.

**#43 - Paul Horn Rd, Town of Catskill**

Vacant land with improvement, detached garage.

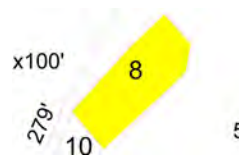
Tax Map: 155.00-1-8

Size: 0.55 +/- Acres

School District: Catskill CSD

Full Market Value: \$4,000

Inspection: Vacant Land. Drive by anytime

**#44 - Route 32, Town of Catskill**

Rural vacant land. Adjacent to Lot #45 & 46.

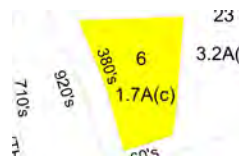
Tax Map: 169.00-4-6

Size: 1.66 +/- Acres

School District: Catskill CSD

Full Market Value: \$20,000

Inspection: Vacant Land. Drive by anytime



#45 - Route 32, Town of Catskill

Vacant commercial land. Adjacent to Lot #44 & 46.

Tax Map: 169.00-4-23

Size: 3.24 +/- Acres

School District: Catskill CSD

Full Market Value: \$30,000

Inspection: Vacant Land. Drive by anytime

**#46 - Route 32, Town of Catskill**

Vacant commercial land. Adjacent to Lot #45.

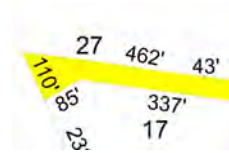
Tax Map: 169.00-4-27

Size: 0.50 +/- Acres

School District: Catskill CSD

Full Market Value: \$3,000

Inspection: Vacant Land. Drive by anytime

**#47 - 1386 Route 23A, Town of Catskill**

Other storage. 2 story, built 1950+/-, 4588+/- sq.ft, porch.

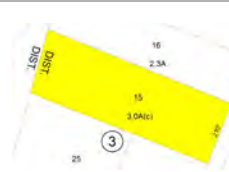
Tax Map: 185.01-3-15

Size: 3.00 +/- Acres

School District: Catskill CSD

Full Market Value: \$89,200

Inspection: See web for photos

**#48 - 87 Malden Ave, Town of Catskill**

Single family residence, 2 story, Old style, built 1890+/-, 1804+/- sq. ft., 3BR/2BA, porch, attached garage.

Tax Map: 199.07-5-6.1

Size: 2.20 +/- Acres

School District: Catskill CSD

Full Market Value: \$88,200

Inspection: Occupied. Drive by anytime.

**#49 - Off Cemetery Rd, Town of Catskill**

Rural vacant land.

Tax Map: 199.08-2-25

Size: 0.44 +/- Acres

School District: Catskill CSD

Full Market Value: \$2,800

Inspection: May not have road frontage.

**#53 - 73 Church St, Village of Coxsackie, Town of Coxsackie**

Single family residence, 2 story, Old style, built 1900+/-, 1892+/- sq. ft., 4BR/1.5BA, porch.

Tax Map: 56.19-4-60

Size: 0.17 +/- Acres

School District: Coxsackie-Athens CSD

Full Market Value: \$94,000

Inspection: Occupied. Drive by anytime.

**#54 - 416 Honey Hollow Rd, Town of Coxsackie**

Single family residence, 2 story, Contemporary style, built 1989+/-, 1224+/- sq. ft., 3BR/2BA, porch, attached garage. Waterfront on Grapeville Creek.

Tax Map: 38.00-3-30

Size: 6.47 +/- Acres

School District: Greenville CSD

Full Market Value: \$127,500

Inspection: See web for photos

**#55 - 2372 SR 81, Town of Coxsackie**

Single family residence, 2 story, Old style, built 1912+/-, 4148+/- sq. ft., 6BR/3BA, porches.

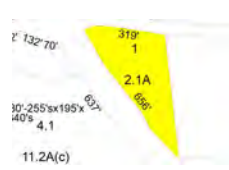
Tax Map: 53.00-3-1

Size: 2.12 +/- Acres

School District: Greenville CSD

Full Market Value: \$290,000

Inspection: Occupied. Drive by anytime.

**#56 - 738 & 758 CR 45, Town of Coxsackie**

Single family residence, 2 story, Old style, built 1875+/-, 1440+/- sq. ft., 3BR/1BA, detached garage.

Tax Map: 53.00-4-12

Size: 0.60 +/- Acres

School District: Greenville CSD

Full Market Value: \$26,000

Inspection: Drive by anytime.

**#57 - 48 Minnerly Rd, Town of Coxsackie**

Mobile home.

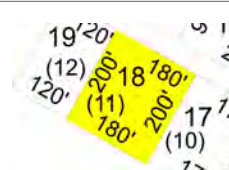
Tax Map: 70.00-2-18

Size: 0.88 +/- Acres

School District: Coxsackie-Athens CSD

Full Market Value: \$56,500

Inspection: Occupied. Drive by anytime.



#59 - 2463 SR 385, Town of Coxsackie

Single family residence, 1 story, Cottage style, built 1935+/-, 360+/- sq. ft., 1BR/1BA.

Tax Map: 88.00-2-4

Size: 0.52 +/- Acres

School District: Coxsackie-Athens CSD

Full Market Value: \$33,500

Inspection: Drive by anytime.

**#59A - 1581 Sleepy Hollow Rd, Town of Coxsackie**

Single family residence, 1 story, Ranch style, built 1992+/-, 1056+/- sq.ft., covered porch.

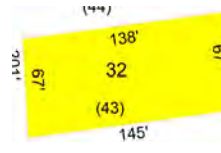
Tax Map: 88.10-4-32

Size: 0.22 +/- Acres

School District: Coxsackie-Athens CSD

Full Market Value: \$88,000

Inspection: Occupied. Drive by anytime.

**#60 - 7497 Route 81, Town of Durham**

Rural vacant land. Waterfront on Catskill Creek.

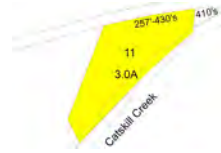
Tax Map: 21.00-3-11

Size: 3.00 +/- Acres

School District: Cairo-Durham CSD

Full Market Value: \$16,000

Inspection: Vacant Land. Drive by anytime

**#62 - Route 20B, Town of Durham**

Rural vacant land.

Tax Map: 34.00-5-13.1

Size: 9.10 +/- Acres

School District: Cairo-Durham CSD

Full Market Value: \$24,500

Inspection: Vacant Land. Drive by anytime.

**#63 - 105 Enchanted Valley Rd, Town of Durham**

Single family residence, 1 story, Cottage style, built 1958+/-, 792+/- sq. ft., 2BR/1BA, porches.

Tax Map: 34.03-1-15

Size: 0.46 +/- Acres

School District: Cairo-Durham CSD

Full Market Value: \$31,500

Inspection: See web for photos

**#64 - 1928 Route 20, Town of Durham**

Seasonal residence, 1 story, Cottage style, built 1950+/-, 484+/- sq. ft., 2BR/1BA, porch.

Tax Map: 49.00-3-4

Size: 1.03 +/- Acres

School District: Cairo-Durham CSD

Full Market Value: \$43,000

Inspection: Occupied. Drive by anytime.

**#65 - Hyland Rd, Town of Durham**

Residential vacant land. Adjacent to Lot #66.

Tax Map: 49.00-3-13

Size: 10.30 +/- Acres

School District: Cairo-Durham CSD

Full Market Value: \$27,000

Inspection: Vacant Land. Drive by anytime.

**#66 - 88 Hyland Rd, Town of Durham**

Two family residence, 1 story, Raised ranch style, built 1971+/-, 2396+/- sq. ft., 4BR/3BA, porch, attached garage. Adjacent to Lot #65.

Tax Map: 49.00-3-14

Size: 8.00 +/- Acres

School District: Cairo-Durham CSD

Full Market Value: \$224,800

Inspection: Occupied. Drive by anytime.

**#69 - 287 Sky View Dr, Town of Greenville**

Residential vacant land.

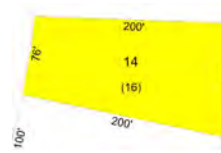
Tax Map: 12.11-12-14

Size: 0.43 +/- Acres

School District: Greenville CSD

Full Market Value: \$14,000

Inspection: May not have road frontage.

**#70 - 2640 Route 26, Town of Greenville**

Vacant farmland. In Agricultural District.

Tax Map: 14.00-1-23

Size: 40.90 +/- Acres

School District: Greenville CSD

Full Market Value: \$55,200

Inspection: Vacant Land. Drive by anytime



#71 - 6067 Route 81, Town of Greenville

Single family residence, 1 story, Ranch style, built 1970+/-, 1100+/- sq. ft., 2BR/1BA.

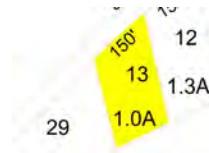
Tax Map: 23.00-2-13

Size: 1.00 +/- Acres

School District: Greenville CSD

Full Market Value: \$60,000

Inspection: Drive by anytime.

**#72 - Route 81, Town of Greenville**

Vacant land with improvement, cabin.

Tax Map: 23.00-2-29

Size: 1.66 +/- Acres

School District: Greenville CSD

Full Market Value: \$6,000

Inspection: Occupied. Drive by anytime.

**#73 - 5956 Route 81, Town of Greenville**

Two family residence, 1 story, Old style, built 1960+/-, 1414+/- sq. ft., 3BR/2BA, porches.

Tax Map: 23.02-1-1

Size: 0.30 +/- Acres

School District: Greenville CSD

Full Market Value: \$69,000

Inspection: Drive by anytime.

**#74 - 753 Big Woods Rd, Town of Greenville**

Rural vacant land.

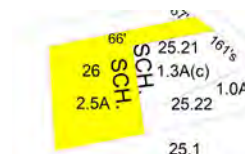
Tax Map: 35.00-2-26

Size: 2.33 +/- Acres

School District: Cairo-Durham CSD

Full Market Value: \$14,000

Inspection: Vacant Land. Drive by anytime

**#75 - Plattekill Rd, Town of Greenville**

Vacant land with improvement, cabin.

Tax Map: 36.00-4-30

Size: 10.00 +/- Acres

School District: Greenville CSD

Full Market Value: \$40,000

Inspection: Vacant Land. Drive by anytime

**#78 - 9495 Route 32, Town of Greenville**

Diner/lunch, 1 story, built 1990+/-, 756+/- sq.ft.

Tax Map: 51.01-1-20

Size: 0.20 +/- Acres

School District: Greenville CSD

Full Market Value: \$100,000

Inspection: Occupied. Drive by anytime.

**#79 - 373 Mead Rd, Town of Halcott**

Rural residence, 1 story, Manufactured housing style, built 1996+/-, 1782+/- sq. ft, 4BR/2BA, porches.

Tax Map: 142.00-1-6.1

Size: 5.06 +/- Acres

School District: Margaretville CSD

Full Market Value: \$145,800

Inspection: Occupied. Drive by anytime.

**#80 - 373 Mead Rd, Town of Halcott**

Rural residence, 1 story, Manufactured housing style, built 1996+/-, 1782+/- sq. ft, 4BR/2BA, porches.

Tax Map: 142.00-1-6.21

Size: 52.39 +/- Acres

School District: Margaretville CSD

Full Market Value: \$138,700

Inspection: Vacant Land. Drive by anytime.

**#81 - Off Mead Rd, Town of Halcott**

Rural vacant land.

Tax Map: 143.00-1-3

Size: 11.97 +/- Acres

School District: Margaretville CSD

Full Market Value: \$33,100

Inspection: May not have road frontage.

**#82 - Kaftas Rd, Town of Halcott**

Residential vacant land.

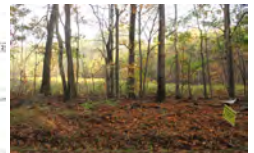
Tax Map: 157.00-2-32.2

Size: 62.11 +/- Acres

School District: Margaretville CSD

Full Market Value: \$153,000

Inspection: Vacant Land. Drive by anytime.



#83 - 271 Botti Dr, Village of Hunter, Town of Hunter

Residential vacant land.

Tax Map: 164.07-1-1.12

Size: 3.50 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$41,600

Inspection: May not have road frontage.

**#87 - 28 Clover Rd, Town of Hunter**

Rural vacant land. Adjacent to Lot #88.

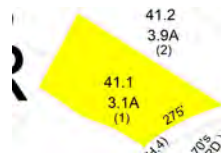
Tax Map: 180.00-2-41.1

Size: 3.10 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$14,300

Inspection: Vacant Land. Drive by anytime

**#88 - 6 Clover Rd, Town of Hunter**

Rural vacant land. Adjacent to Lot #87.

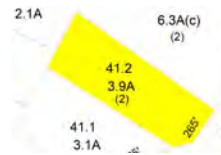
Tax Map: 180.00-2-41.2

Size: 3.90 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$16,500

Inspection: Vacant Land. Drive by anytime

**#90 - 241 Mink Hollow Rd, Town of Hunter**

Single family residence, 2.5 story, Old style, built 1900+/-, 3057+/- sq. ft., 7BR/3.5BA, porches.

Adjacent to Lot #91.

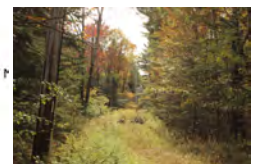
Tax Map: 208.00-1-24.1

Size: 3.00 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$76,400

Inspection: See web for photos

**#91 - Mink Hollow Rd, Town of Hunter**

Rural vacant land. Adjacent to Lot #90.

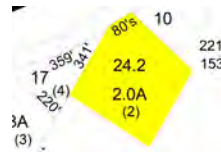
Tax Map: 208.00-1-24.2

Size: 2.00 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$13,000

Inspection: Vacant Land. Drive by anytime.

**#92 - 2066 Route 214, Town of Hunter**

Single family residence, 1 story, Ranch style, built 1980+/-, 1512+/- sq. ft., 3BR/2BA, porches.

Waterfront on Stony Clove Creek.

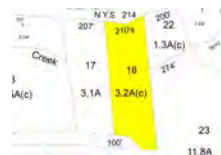
Tax Map: 216.00-3-16

Size: 3.20 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$48,300

Inspection: See web for photos

**#93 - Windy Ln, Town of Jewett**

Rural vacant land.

Tax Map: 111.00-2-95

Size: 5.00 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$42,400

Inspection: Vacant Land. Drive by anytime

**#94 - Goshen St, Town of Jewett**

Vacant land with improvement, porches.

Tax Map: 112.00-2-18

Size: 5.00 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$54,800

Inspection: Vacant Land. Drive by anytime

**#95 - 59 Beaches Corners Rd, Town of Jewett**

Single family residence, 2 story, Old style, built 1940+/-, 1394+/- sq. ft., 4BR/2BA, porches.

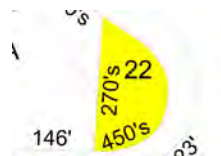
Tax Map: 130.00-4-22

Size: 0.70 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$153,200

Inspection: Occupied. Drive by anytime.

**#96 - 68 Sun Valley Ln, Town of Jewett**

Rural vacant land.

Tax Map: 132.00-3-11

Size: 0.92 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$9,900

Inspection: Vacant Land. Drive by anytime



#97 - 15 Cloos Rd, Town of Jewett

Single family residence, 1 story, Cottage style, built 1962+/-, 672+/- sq. ft., 2BR/1BA, attached garage.

Tax Map: 146.00-1-30

Size: 0.66 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$102,100

Inspection: Occupied. Drive by anytime.

**#98 - 51 Cartwright Rd, Town of Lexington**

Mobile home, porches.

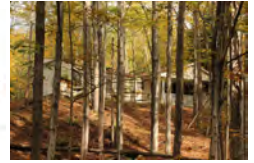
Tax Map: 109.00-1-23

Size: 2.70 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$47,400

Inspection: See web for photos

**#99 - Valley View Rd, Town of Lexington**

Rural vacant land.

Tax Map: 127.00-3-46

Size: 7.80 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$46,100

Inspection: Vacant Land. Drive by anytime.

**#100 - 79 Mary Sainato Dr, Town of Lexington**

Rural residence, 1 story, Raised ranch style, built 1976+/-, 2184+/- sq. ft., 2BR/2BA, porches, attached garage.

Tax Map: 144.00-1-62

Size: 10.09 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$165,000

Inspection: Occupied. Drive by anytime.

**#101 - Route 42, Town of Lexington**

Rural vacant land. Adjacent to Lot #102.

Tax Map: 144.00-2-20

Size: 5.18 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$37,000

Inspection: Vacant Land. Drive by anytime.

**#102 - 30 & 33 Harter Rd, Town of Lexington**

Rural residential. Adjacent to Lot #101.

Tax Map: 144.00-2-24

Size: 61.70 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$135,300

Inspection: Vacant Land. Drive by anytime.

**#103 - 3974 Route 42, Town of Lexington**

Commercial vacant land with improvement, detached garage.

Tax Map: 144.08-1-10

Size: 0.24 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$50,000

Inspection: See web for photos

**#104 - 3978&3980 Route 42, Town of Lexington**

Converted residence, 1 story, Bungalow style, built 1935+/-, 594+/- sq. ft., 2BR/1BA, porches, mobile home.

Tax Map: 144.08-1-11

Size: 0.80 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$37,700

Inspection: See web for photos

**#105 - 2134 Route 42, Town of Lexington**

Single family residence, 1 story, Old style, built 1925+/-, 1051+/- sq. ft., 2BR/1BA.

Tax Map: 160.00-1-26

Size: 0.35 +/- Acres

School District: Hunter-Tannersville CSD

Full Market Value: \$78,300

Inspection: See web for photos

**#107 - 1131 Old State Rd, Town of New Baltimore**

Residential vacant land.

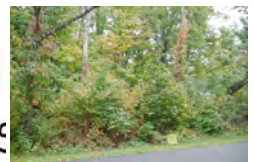
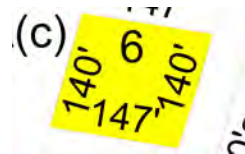
Tax Map: 1.00-1-6

Size: 0.45 +/- Acres

School District: Ravena-Coeymans-Selkirk CSD

Full Market Value: \$10,400

Inspection: Vacant Land. Drive by anytime



#108 - 573 Shady Ln, Town of New Baltimore

Residential vacant land.

Tax Map: 5.00-1-43

Size: 1.60 +/- Acres

School District: Greenville CSD

Full Market Value: \$10,400

Inspection: Vacant Land. Drive by anytime

**#110 - 1835 Route 51, Town of New Baltimore**

Single family residence, 1 story, Split level style, built 1977+/-, 1136+/- sq. ft., 3BR/1BA, attached garage.

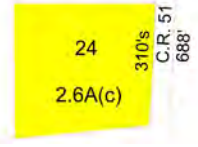
Tax Map: 15.00-2-24

Size: 2.59 +/- Acres

School District: Greenville CSD

Full Market Value: \$115,000

Inspection: Occupied. Drive by anytime.

**#111 - 16 Fernwood Ln, Town of New Baltimore**

Single family residence, 1 story, Ranch style, built 1993+/-, 1232+/- sq. ft., 3BR/1.5BA, porches.

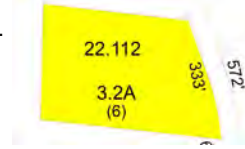
Tax Map: 27.00-4-22.112

Size: 3.21 +/- Acres

School District: Greenville CSD

Full Market Value: \$107,900

Inspection: Occupied. Drive by anytime.

**#112 - 5546 Washington St, Town of Prattsville**

Single family residence, 2 story, Old style, built 1917+/-, 1903+/- sq. ft., 3BR/1.5BA, porches, detached garage.

Tax Map: 74.14-2-18

Size: 0.28 +/- Acres

School District: Gilboa-Conesville CSD

Full Market Value: \$148,400

Inspection: See web for photos

**#113 - 5549 Washington St, Town of Prattsville**

Single family residence, 2 story, Old style, built 1840+/-, 2263+/- sq. ft., 4BR/1.5BA, porches, detached garage.

Tax Map: 74.14-3-4

Size: 0.38 +/- Acres

School District: Gilboa-Conesville CSD

Full Market Value: \$98,700

Inspection: See web for photos

**#114 - 146 Dent Rd, Town of Prattsville**

Single family residence, 1.5 story, Log home style, built 2004+/-, 720+/- sq. ft., 2BR/1BA, covered porch.

Tax Map: 75.00-1-17

Size: 5.00 +/- Acres

School District: Gilboa-Conesville CSD

Full Market Value: \$123,300

Inspection: Occupied. Drive by anytime.

**#115 - Route 23, Town of Prattsville**

Rural vacant land.

Tax Map: 75.03-3-13

Size: 0.23 +/- Acres

School District: Gilboa-Conesville CSD

Full Market Value: \$600

Inspection: Vacant Land. Drive by anytime.

**#117 - Route 10, Town of Windham**

Rural vacant land.

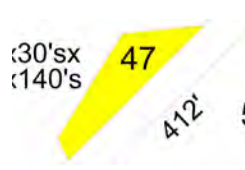
Tax Map: 46.00-1-47

Size: 0.95 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$14,900

Inspection: Vacant Land. Drive by anytime

**#119 - 46 Mill St, Town of Windham**

Vacant land with improvement. Waterfront on Mitchell Hollow Brook.

Tax Map: 78.19-2-43

Size: 0.77 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$21,500

Inspection: Vacant Land. Drive by anytime

**#120 - 150 Old Rd, Town of Windham**

Two family residence, 2 story, Contemporary style, built 1987+/-, 3474+/- sq. ft., 5BR/3BA, porch, attached garage.

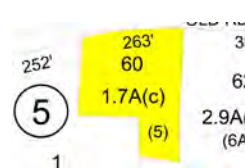
Tax Map: 79.00-4-60

Size: 1.70 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$385,700

Inspection: Occupied. Drive by anytime.



#122 - 448 South St Unit 1, Town of Windham

Rural vacant land. Adjacent to Lot #123. Waterfront on Batavia Kill.

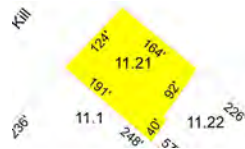
Tax Map: 95.01-1-11.21

Size: 0.50 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$21,000

Inspection: May not have road frontage.

**#123 - South St, Town of Windham**

Rural vacant land. Adjacent to Lot #122.

Tax Map: 95.01-1-11.22

Size: 0.50 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$13,000

Inspection: Vacant Land. Drive by anytime

**#124 - South St, Town of Windham**

Rural vacant land.

Tax Map: 95.08-2-8

Size: 0.70 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$49,700

Inspection: Vacant Land. Drive by anytime

**#125 - Route 40, Town of Windham**

Rural vacant land.

Tax Map: 96.18-2-24

Size: 0.20 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$2,000

Inspection: Vacant Land. Drive by anytime

**#126 - 96 Route 56, Town of Windham**

Two family residence, 1 story, Ranch style, built 1957+/-, 1900+/- sq. ft., 4BR/2BA, porches, barn.

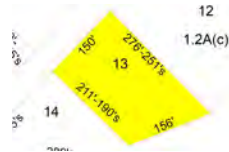
Tax Map: 114.01-2-13

Size: 0.76 +/- Acres

School District: Windham-Ashland-Jewett CSD

Full Market Value: \$185,000

Inspection: See web for photos



SAMPLE CALCULATIONS OF DEPOSIT DUE AT AUCTION

CREDIT CARD, 11% 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	\$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

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

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
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.

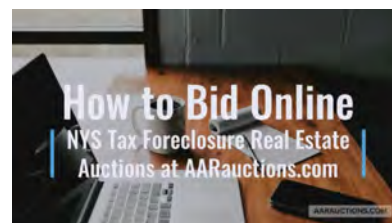
Resource Center

We have created a NEW Resource Center for tax auction buyers!

Visit <https://aarauctions.com/resource-center/> for videos:

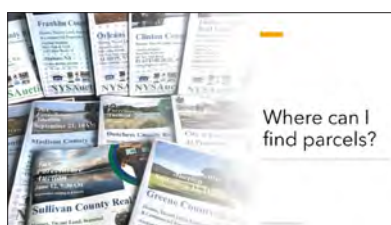


Due Diligence



How to Bid Online

Need more? Follow the links within the Resource Center to our popular Webinar series, "Auction Hour". Watch indepth videos about the tax auction buying process from our own Licensed Real Estate Instructor, Associate Broker and Auctioneer, Frank Pietrzak.



Article 11 and Due Diligence



Preparing for Auction and Bidding Strategy



Registration & Terms of Sale

Terms & Conditions

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 4:00 PM on Monday, October 27, 2025. NO EXCEPTIONS.

3. INTERNET BIDDING through our Provider is offered as a service to our customers, and bidders shall not hold Greene 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.

STANDARD TERMS:

1. ALL SALES ARE FINAL.

2. Purchaser shall be responsible for the payment of an eleven percent (11%) buyer's premium (1% buyer's premium discount for down payment by cash, bank check or money order) in addition to the accepted purchase price, advertising fee of 1.8% of the bid price and the closing fees/costs. GUARANTEED FUNDS MUST BE RECEIVED AT AUCTIONEER'S OFFICE LOCATED AT 45 SOUTH AVENUE, PLEASANT VALLEY, NY 12569 NO LATER THAN FRIDAY, OCTOBER 24, 2025 AT 4PM TO RECEIVE BUYER'S PREMIUM REDUCTION. NO EXCEPTIONS.

3. The County of Greene makes no warranty or representation with respect to the condition, physical existence, location, acreage, existence of improvements or buildings, intended use of or accessibility to the property described.

4. This sale is subject to any state of facts an accurate, current survey, or personal inspection of the property or a current title report or abstract of title might disclose. The distances, dimensions and locations of the boundary lines of the premises herein are not guaranteed.

5. The premises will be conveyed subject to easements, rights-of-way, restrictions and conditions of record in favor of others affecting said premises and to such state of facts as would be discovered by a survey and inspection of the premises.

6. The general form of deed to be used is available for inspection prior to sale and is a QUIT CLAIM DEED. This deed shall contain the condition and covenant that the County of Greene shall in no event be or become liable for any defects in title so conveyed for any cause whatsoever, and no claim or demand of any nature shall ever be made against said County of Greene arising from such sale or proceedings leading thereto. The deed shall contain the tax map number description of the premises and not a metes and bounds description.

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

8. Conveyances are subject to Federal Tax Liens. It shall be the sole responsibility of a bidder to undertake the necessary research to establish which parcels, if any, are burdened with a Federal Tax Lien.

9. All conveyances are subject to bankruptcy proceedings if any. No search has been conducted to determine whether any parcel may be the subject of a bankruptcy proceeding. It shall be the sole responsibility of any bidder to undertake the necessary search to determine if any parcel is the subject of a bankruptcy proceeding.

10. It is the sole responsibility of the prospective buyer to contact local town offices for any zoning, building or planning restrictions. As stated in paragraph "3" above, the County of Greene makes no representation to intended use of the premises.

11. THE COUNTY OF GREENE DOES NOT MAKE ANY REPRESENTATIONS THAT THE BUILDING OR OTHER ERECTIONS UPON THE PREMISES HEREIN, OR THEIR USE, COMPLY WITH FEDERAL, STATE AND MUNICIPAL LAWS, REGULATIONS AND ORDINANCES.

12. Certain premises offered for sale may be occupied by former owners or squatters without the consent or authorization of the County of Greene. No rent to these premises is being collected by the County of Greene. After delivery of the Quit Claim deed, the purchaser assumes all responsibility for obtaining possession of the premises, including any necessary eviction proceedings.

13. The purchaser shall be responsible for the payment of 2025-2026 Village taxes which were due June 1, 2025 and 2025-2026 School Taxes which were due September 1, 2025. If these taxes are not paid they will be relieved on the Town and County Tax Bill Issued January 1, 2026. 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.

14. All purchasers shall be responsible for all County, Town and Special District taxes that become due and owing on the premises subsequent to the date of sale.

15. 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 ALL OTHER MUNICIPAL CHARGES, INCLUDING, BUT NOT LIMITED TO, ANY DEMOLITION CHARGES FOR UNSAFE BUILDINGS. THESE CHARGES ARE THE RESPONSIBILITY OF THE PURCHASER.

16. County of Greene 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.
17. Bidders are not responsible for any and all common and/or association dues or charges.
18. No representation is made as to riparian rights.
19. The sale is also subject to underground encroachments and easements, if any, including pipes and drains, and such rights as may exist for entry upon said premises to maintain and repair the same.
20. The sale is subject to rights, if any, in favor of any electric light or telephone company to maintain guide wires extending from sale premises to poles located on the roads on which said premises abut.
21. NO TITLE TO ANY PERSONAL PROPERTY SHALL BE CONVEYED. All parcels are sold "as is." The County of Greene makes no representation regarding the removal of or title owner of any personal property and will in no way be liable or responsible for the removal of personal property or questions regarding title to the personal property.
22. THE COUNTY MAKES NO PROMISES OR STATEMENT OF FACT ABOUT ANY PARCEL WHICH IS BEING OFFERED FOR SALE. NO COUNTY EMPLOYEE OR AGENT HAS ANY AUTHORITY TO MAKE ANY PROMISES OR REPRESENTATION OF ANY NATURE CONCERNING ANY PARCEL.
23. All premises shall be sold separately or in contiguous groups at the discretion of the Greene County Treasurer. The Auctioneer/ Broker reserves the right to offer parcels individually, in combination, at high bidder's choice or by multi-par bidding. High-Bidder's Choice: A method of bidding whereby the highest bidder may select one or more parcels being offered in a bidding round. If more than one parcel is selected by the high-bidder, the bid amount will be multiplied by the number of lots chosen. Multi-Par Bidding: A method of bidding whereby parcels may be offered individually or in combination during one or more rounds of bidding.
24. County of Greene reserves the right to reject any bid. County of Greene may withdraw any parcel from the auction before the start of bidding without prior notice.
25. County of Greene reserves the right to reject any and/or all offers. PRIOR OWNERS, IMMEDIATE FAMILY MEMBERS OF PRIOR OWNERS OR REPRESENTATIVES OF PRIOR OWNERS ARE PROHIBITED FROM PARTICIPATING IN THE GREENE COUNTY TAX AUCTION. In the event such parties manage to register, bid and become the highest bidder, any and all monies tendered as a deposit or full payment shall be forfeited and the transaction shall be null and void.
26. By acknowledging and executing these Terms and Conditions, the purchaser certifies that he/she is not representing the former owner(s) of the property against whom County of Greene foreclosed and has no intent to defraud County of Greene 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 County of Greene 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 auction and such sums as may be owed County of Greene as related to the foreclosure on the property and consents to immediate judgment by County of Greene for said amounts.
27. In the event that a sale is cancelled by Court Order or judgment or by the Greene 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.
28. IF ANY PERSON OR ORGANIZATION OWES any outstanding and delinquent taxes to Greene County, Or a Corporation they are affiliated with owes property tax (Current year or prior year) to Greene 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.
29. The Purchaser shall be responsible for the payment of a buyer's premium in addition to the accepted purchase price and the closing fees/costs.
30. At the time the premises are struck down, the successful bidder will be required to pay by cash, bank check or money order, made payable to the "Greene County Treasurer," credit or debit card (MasterCard, Discover Card or Visa), \$1,000.00 or 20% of the total contract price (total contract price is the combination of the high bid and the buyer's premium), whichever is higher together with all closing costs; and a 1.8% advertising fee (1.8% of the bid price). The Purchaser(s) paying by credit card(s), understands and agrees that all deposits collected by credit card(s) will be turned over to the Greene County Treasurer. 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/Greene 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).
31. The purchaser shall pay all closing fees which shall consist of (a) New York State Transfer Tax (\$2.00 for each \$500.00 of the purchase/bid price); (b) filing Fee for the Real Property Transfer Report [\$125.00 if the parcels classification code is 100-199, 200-299 or 411-C; \$250.00 for all parcels otherwise classified]; (c) filing fee for combined gains transfer tax affidavit (\$5.00); (d) deed recording fee (\$45.00 plus \$5.00 per page); and all other fees and surcharges required by the Greene County Clerk for recording of the deed.
32. 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. THE COUNTY, THE AUCTIONEER, AND THE BROKER MAKE NO WARRANTY EXPRESSED OR IMPLIED IN CONNECTION WITH THIS SALE.
33. All persons attending the auction shall be required to sign a copy of these Terms and Conditions of the Auction

and by executing the Terms and Conditions of the Auction, they agree to the conditions contained therein, acknowledge that they understand them, and that these terms may not be enlarged, diminished or otherwise modified by any officer or employee of the County of Greene. All bidders are required to register and provide suitable personal identification, such as a driver's license or passport, at registration. Auctioneer reserves the right to decline registration if identification is not sufficient. Individuals other than lawyers, acting on behalf of others (including spouses), not in attendance at the auction, must produce a "Power of Attorney" duly executed and notarized. Incorporated entities (Inc., Corp., LLC., 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.]

34. The balance of the purchase price shall be paid to the Greene County Treasurer at his office at the Greene County Office Building, 411 Main Street, Catskill, New York, between the hours of 9:00 A.M. and 4:00 P.M. on or before December 3, 2025. Payment may be deferred only upon due cause and prior authorization by the Greene County Treasurer. Payment shall be made in cash, bank or teller's check or money order made payable to the Greene County Treasurer. On receipt of the total purchase price, the County Treasurer shall give a receipt for such payment. Upon approval of the Greene County Legislature, a Quit Claim deed shall be filed in the office of the Greene County Clerk.

35. The purchaser executing the Terms of Sale may not assign or otherwise transfer his right to complete the bid. The deed prepared will be in the name of the successful bidder (and spouse) only. No third-party bidding will be accepted.

36. The identity of the parties at closing of this title should be established to the satisfaction of the County Attorney.

37. A Quit Claim deed will be issued to the Buyer with the description as advertised by Greene County and may not be assigned to another person.

38. County of Greene shall not be obligated to send any further notice to the purchaser. In the purchaser fails to pay the total purchase price and the required recording fees to the County Treasurer on or before December 3, 2025, the down payment as provided in paragraph "29" shall be forfeited to the County of Greene as liquidated damages and the property may be re-sold as if no previous sale had occurred. 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.

39. The purchaser may not take possession or enter on the property until delivery of the deed for the property purchased. The deed will be deemed to be delivered on filing with the County Clerk.

40. Bidder gives permission for Auctioneer and those acting pursuant to its authority to photograph, video tape, or use any other electronic method of recording my likeness and/or voice to be used at the Auctioneer's discretion in auction-related publications and/or websites.

I HAVE READ, UNDERSTAND AND AGREE TO THE TERMS OF SALE AND I REPRESENT UNDER PENALTY OF PERJURY THAT I AM NOT A PRIOR OWNER OR REPRESENTATIVE OF A PRIOR OWNER OF ANY PARCEL UPON WHICH I MAY OR WILL BID.

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

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.

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

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

_____  _____

Date: _____

Date: _____

FAIR HOUSING



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.

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) _____ 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) _____ 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) X 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	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

Jennifer Gableman, Broker Absolute Auctions & Realty, Inc.

Contract of Sale



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

Greene County Tax Foreclosure Auction

CONTRACT OF SALE and RECEIPT OF DEPOSIT

Purchaser: John Q. Public
Address: 1 Main Street
City: Anytown, NY 00000
Phone: 800-292-7653

Bidder Number: 1
Fed ID Number:

Date: 10/29/2025

I hereby agree to purchase the property known as Auction Property No: 1 located in the Town of Cairo, Tax Map No: 000.00 -0-00 and agree to pay the bid price of \$10,000.00 plus the 11% Buyer's Premium of \$1,100.00 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 Greene County Treasurer's Office the sum of \$2,220.00 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 Greene 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
10/29/25	\$2,220.00	Credit Card

Receipt of \$2,220.00 deposit is hereby acknowledged.

By:

Greene County Treasurer

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

Seller:

The Foregoing offer is:

- Accepted on _____
- Rejected on _____

Greene County Treasurer's Office
411 Main Street, 4th Floor
Catskill, NY 12414
PHONE: (518) 719-3527

By: _____
Keith Valentine, Greene County Treasurer

Recap:

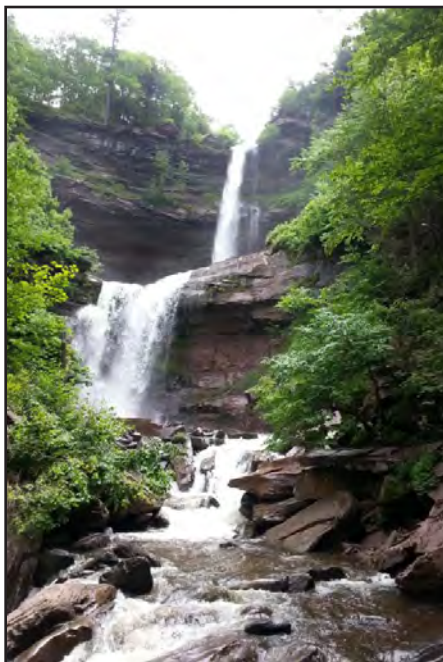
Bid Price:	\$10,000.00
Buyers Premium:	\$1,100.00
Surcharge:	n/a
1.8% Advertising Fee (Based on Bid Amount):	\$180.00
School/City/Village Tax:	n/a
Town/County Tax:	n/a
NYS Transfer Tax:	\$40.00
Filing Fee - RP-5217:	\$250.00
County Clerk Fee:	\$50.00
SUB TOTAL:	\$11,620.00
Less Down Payment:	2,220.00
Balance Due by: December 3, 2025	
in cash or bank check:	\$9,400.00

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



Greene County, NY

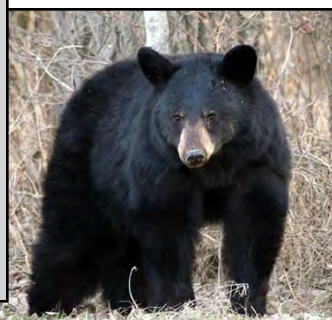
Towns & Villages



Greene County Clerk
518-719-3255
Greene County Treasurer
518-719-3527
Greene County Real Property
518-719-3525

www.greenegovernment.com

Town of Ashland
518-734-3636
Town of Athens
518-945-1052
Town of Cairo
518-622-3120
Town of Catskill
518-943-2141
Town of Coxsackie
518-731-2727
Town of Durham
518-239-6122
Town of Greenville
518-966-5055
Town of Halcott
845-254-6441
Town of Hunter
518-589-6150
Town of Jewett
518-263-4646
Town of Lexington
518-989-6476
Town of New Baltimore
518-756-6671
Town of Prattsville
518-299-3125
Town of Windham
518-734-4170
Village of Athens
518-945-1551
Village of Catskill
518-943-3830
Village of Coxsackie
518-731-2718
Village of Hunter
518-263-4020
Village of Tannersville
518-589-5850



AArauctions.com

FIRST
CLASS
MAIL

2025 Auction Calendar*

TIME DATED AUCTION NOTICE

Sullivan County - Online Only

Wednesday, September 17

Madison County - Online Only

Thursday, September 18

Town of Cortlandt - Online Only

Thursday, September 24

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

Essex County - Live & Online

Wednesday, November 12

Orleans County - Live & Online

Tuesday, November 18

Otsego County - Online Only

Wednesday, November 20

Lewis County - Online Only

Wednesday, November 20

Coming Soon: Orange, City of Poughkeepsie and more

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

