

2026

Lewis County Tax Foreclosure Real Estate Auction August 19 @ 10AM



1 Become a member of
NYSAuctions.com



2 Register for auction

3 Complete Internet Bidding
Packet sent via email from
DocuSign



4 Bidders are Approved to bid
Monday prior to the auction



Online Only Auction

Homes, Vacant Land,
Seasonal & Commercial
Properties

10% Buyer's Premium Credit Card

7% Buyer's Premium Cash /

Guaranteed funds

(800) 243-0061

Absolute Auctions & Realty, Inc.

NYSAuctions.com

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

#1 - 5293 Texas Rd, Town of Croghan

Single Family, 1 story, Cottage style, built 1955+/-, 650+/- sq. ft., 2BR/1BA.

Tax Map: 075.00-01-03.200

Size: 2.80 +/- Acres

Full Market Value: \$27,400

Inspection: Online only, see photos.

School District: Carthage CSD

Minimum Bid: \$100

**#3 - 9551 Main St, Town of Croghan**

Single Family, 1.7 story, Old style, built 1900+/-, 1265+/- sq. ft., 3BR/1BA porch, attached garage.

Tax Map: 129.17-03-02.220

Size: 80.8' x 172.1'

Full Market Value: \$15,000

Inspection: Online only, see photos.

School District: Beaver River CSD

Minimum Bid: \$100

**#4 - River Rd, Town of Denmark**

Vacant farmland. In Agricultural District.

Tax Map: 140.00-03-06.100

Size: 2.80 +/- Acres

Full Market Value: \$2,500

Inspection: May not have road access.

School District: Copenhagen CSD

Minimum Bid: \$100

**#5 - 3281 Osceola Rd, Town of Lewis**

Seasonal Residence, 1 story, Cottage style, built 1987+/-, 760+/- sq. ft., 1BR/1BA.

Tax Map: 416.00-01-10.000

Size: 1.20 +/- Acres

Full Market Value: \$77,300

Inspection: Online only, see photos.

School District: Adirondack CSD

Minimum Bid: \$100

**#6 - West Rd, Town of Leyden**

Rural vacant land. In Agricultural District.

Tax Map: 366.00-02-02.110

Size: 93.90 +/- Acres

Full Market Value: \$1,032,200

Inspection: Vacant land. Drive by anytime.

School District: South Lewis CSD

Minimum Bid: \$100

**#7 - 7067 Denley Rd, Town of Leyden**

Mobile home.

Tax Map: 381.00-01-64.000

Size: 152' x 132'

Full Market Value: \$26,900

Inspection: Occupied. Drive by anytime.

School District: South Lewis CSD

Minimum Bid: \$100

**#9 - Fowlerville Rd, Town of Lyonsdale**

Rural vacant land. Adjacent to Lot 10.

Tax Map: 340.00-01-09.700

Size: 5.50 +/- Acres

Full Market Value: \$20,500

Inspection: Vacant land. Drive by anytime.

School District: South Lewis CSD

Minimum Bid: \$100

**#10 - 3528 Fowlerville Rd, Town of Lyonsdale**

Mobile home. Adjacent to Lot 9.

Tax Map: 340.00-01-41.111

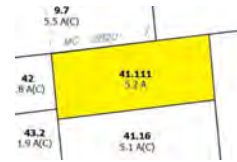
Size: 5.20 +/- Acres

Full Market Value: \$30,500

Inspection: May not have road access.

School District: South Lewis CSD

Minimum Bid: \$100

**#11 - 7265 Moose River Rd, Town of Lyonsdale**

Single Family, 1 story, Ranch style, built 1998+/-, 1880+/- sq. ft., 3BR/2BA, porch, detached garage.

Tax Map: 354.00-01-26.300

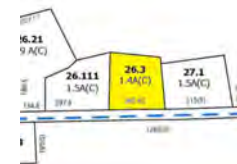
Size: 1.43 +/- Acres

Full Market Value: \$208,600

Inspection: Online only, see photos.

School District: South Lewis CSD

Minimum Bid: \$100

**#13 - 6401 State Route 26, Town of Martinsburg**

Single Family, 2.5 story, Old style, built 1900+/-, 1242+/- sq. ft., 3BR/1BA, detached garages. In Agricultural District.

Tax Map: 258.00-01-02.000

Size: 152' x 147.2'

Full Market Value: \$82,700

Inspection: Occupied. Drive by anytime.

School District: Lowville CSD

Minimum Bid: \$100



#14 - 7668-70 Soft Maple Rd, Town of New Bremen

Rural residence, 1 story, Manufactured housing style, built 1997+/-, 1120+/- sq. ft., 2BR/1BA, porch. detached garage. mobile home.

Tax Map: 131.00-01-23.100

Size: 24.20 +/- Acres

Full Market Value: \$197,200

Inspection: Occupied. Drive by anytime.

School District: Beaver River CSD

Minimum Bid: \$100

**#14A - 7705 State Route 812, Town of New Bremen**

Manufacturing, 2 story, built 1950+/-, 15649+/- sq. ft., building 2, built 1950+/-, 256+/- sq.ft. In Ag. District. Subject to EPA cleanup costs & environmental hazards remain & need remediating.

Tax Map: 179.00-02-10.100

Size: 3.60 +/- Acres

Full Market Value: \$211,100

Inspection: Online only, see photos.

School District: Beaver River CSD

Minimum Bid: \$155000

**#15 - 7717 Wagner Rd, Town of New Bremen**

Dairy Farm. In Agricultural District.

Tax Map: 180.00-01-47.140

Size: 5.36 +/- Acres

Full Market Value: \$18,300

Inspection: Vacant land. Drive by anytime.

School District: Lowville CSD

Minimum Bid: \$100

**#16 - Florence Rd, Town of Osceola**

Rural vacant land.

Tax Map: 395.00-01-20.100

Size: 12.20 +/- Acres

Full Market Value: \$20,300

Inspection: Vacant land. Drive by anytime.

School District: Camden CSD

Minimum Bid: \$100

**#17 - 9100 Number Four Rd, Town of Watson**

Mobile home.

Tax Map: 151.03-01-41.000

Size: 100' x 160'

Full Market Value: \$34,400

Inspection: Online only, see photos.

School District: Beaver River CSD

Minimum Bid: \$100

**#18 - 4051 Center St, Village of Lyons Falls, Town of West Turin**

Single Family, 2 story, Old style, built 1890+/-, 2438+/- sq. ft., 4BR/1BA, porch.

Tax Map: 322.19-05-06.000

Size: 54.5' x 87'

Full Market Value: \$73,400

Inspection: Online only, see photos.

School District: South Lewis CSD

Minimum Bid: \$100

**#19 - State Route 26, Town of West Turin**

Rural vacant land.

Tax Map: 390.00-01-05.000

Size: 70' x 60'

Full Market Value: \$1,500

Inspection: Vacant land. Drive by anytime.

School District: South Lewis CSD

Minimum Bid: \$100

**#20 - State Route 26, Town of West Turin**

Vacant land with improvement. In Agricultural District.

Tax Map: 390.00-01-31.000

Size: 110' x 170'

Full Market Value: \$7,900

Inspection: Vacant land. Drive by anytime.

School District: South Lewis CSD

Minimum Bid: \$100

**#21 - 4002 Markham St, Village of Lyons Falls, Town of West Turin**

Single Family, 2 story, Old style, built 1940+/-, 1384+/- sq. ft., 3BR/1BA, porch, detached garage.

Tax Map: 322.19-02-09.000

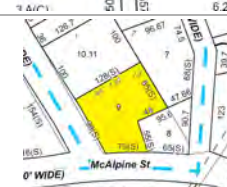
Size: 98' x 128'

Full Market Value: \$115,300

Inspection: Occupied. Drive by anytime.

School District: South Lewis CSD

Minimum Bid: \$100



SAMPLE CALCULATIONS OF DEPOSIT DUE AT AUCTION

CREDIT CARD, 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

CASH/BANK CHECK, 7% Buyer's Premium:

Bid amount	\$10,000.00
7% Buyer's Premium	700.00
Total contract price:	\$10,700.00
Minimum of \$1,000 or 20% of total contract price (whichever is greater) due at auction:	\$2,140.00

Bid amount	\$800.00
7% Buyer's Premium	56.00
Total contract price:	\$856.00
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

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

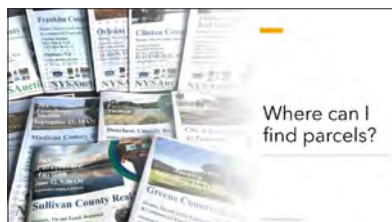


Due Diligence



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

SAMPLE CONTRACT OF SALE



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

Lewis County Tax Foreclosure Real Estate Auction

CONTRACT OF SALE and RECEIPT OF DEPOSIT

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

Bidder Number: 1
Fed ID Number:

Date: 8/19/2026

I hereby agree to purchase the property known as Auction Property No: 5 located in the Town of Denmark, Tax Map No: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 Lewis 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 Lewis that this offer is not accepted. The deposit shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein.

Buyer: John Q. Public

Buyer:

SS #

SS #

Buyer:

Date	Amount	Type
8/19/26	\$11,000.00	Credit Card

SS #

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

By: _____
Lewis County Treasurer's Office

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

Seller:

The Foregoing offer is:

- Accepted on _____
- Rejected on _____

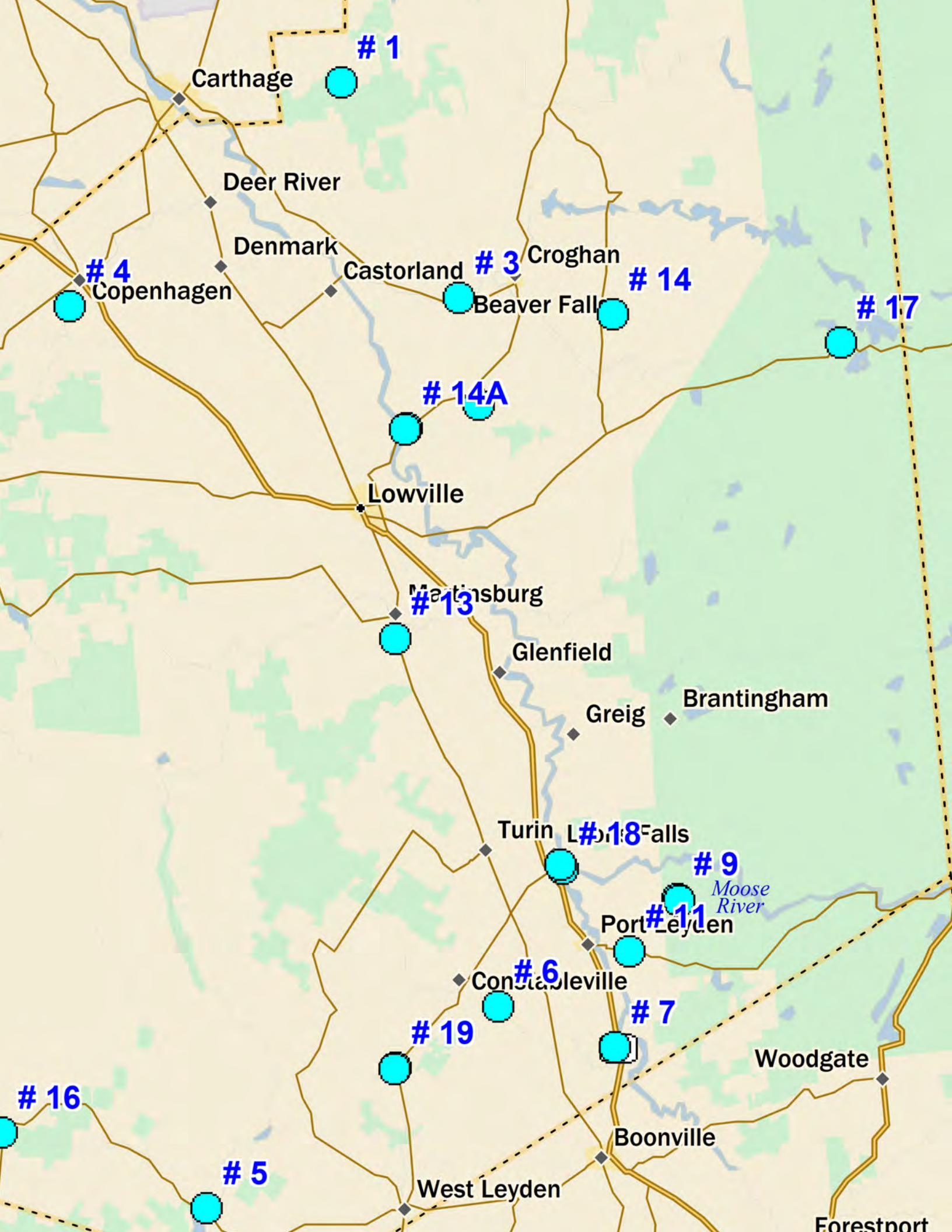
Lewis County Treasurer's Office
7660 State Street
Lowville, NY 13367
PHONE: (315) 376-5324

By: _____,
Taszdén Newton, Lewis County
Deputy Treasurer

Recap:

Bid Price:	\$50,000.00
Buyer's Premium:	\$5,000.00
Surcharge:	\$250.00
1.5% Advertising Fee (Based on Bid Amount):	\$750.00
School/City/Village Tax:	N/A
Town/County Tax:	N/A
NYS Transfer Tax:	N/A
Filing Fee - RP-5217:	\$125.00
County Clerk Fee:	\$55.00
SUB TOTAL:	\$56,180.00
Less Down Payment:	\$11,000.00
Balance Due by: September 18, 2026 in cash or bank check:	\$45,180.00

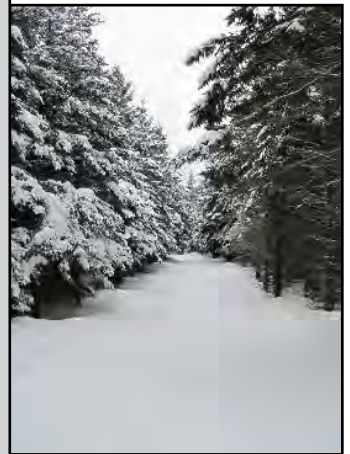
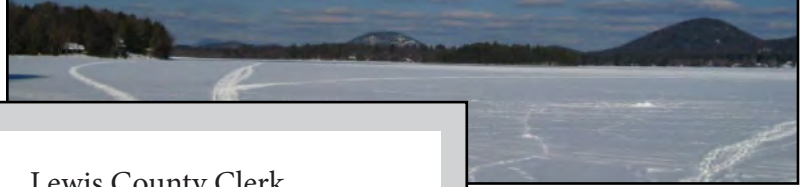
Payable to Lewis County Treasurer. Time is of the essence.





Lewis County, NY

Towns & Villages



Lewis County Clerk
(315) 376-5333
Lewis County Treasurer
(315) 376-5324
Lewis County Real Property
(315) 376-5336

www.lewiscountyny.gov

Town of Croghan 315-586-6235
Town of Denmark 315-493-3846
Town of Diana 315-543-0030
Town of Greig 315-634-5790
Town of Harrisburg 315-688-4193
Town of Lewis 315-358-0001
Town of Leyden 315-942-3444
Town of Lyonsdale 315-348-8249
Town of Martinsburg 315-376-2299
Town of Montague 315-877-6670
Town of New Bremen 315-376-2641
Town of Osceola 315-599-8891
Town of Pinckney 315-408-5032
Town of Turin 315-348-8708
Town of Watson 315-376-3866
Town of West Turin 315-348-4141

Village of Castorland 315-376-3895
Village of Constableville 315-397-8063
Village of Copenhagen 315-688-4229
Village of Croghan 315-346-6950
Village of Lyons Falls 315-348-5081
Village of Port Leyden 315-348-8613
Village of Turin 315-348-8838
Village of Lowville 315-376-8070

TERMS & CONDITIONS

INTERNET TERMS (in addition to standard terms below):

1. Registration. ONLY THE NAME (OR NAMES) UNDER WHICH YOU REGISTER WILL BE THE NAME(S) APPLIED TO THE DEED IN EVENT OF SUCCESSFUL BIDDING. 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, August 17, 2026, 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 Lewis 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. Purchaser shall be responsible for the payment of a Seven percent (7%) buyer's premium for cash or guaranteed funds or ten percent (10%) for credit card payment in addition to the accepted purchase price, advertising fee of 1.5% of the bid price, and processing and closing fees/costs. Purchasers will be responsible for obtaining and paying the current year (2026-2027) 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 immediately upon being declared the successful high bidder. Any successful bidder who fails to tender the deposit immediately upon being declared the high bidder will be forbidden to participate in this or any other 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 auctions held for the County of Lewis. All deposits are to be made by cash, credit card (MasterCard®, Discover® Card, or VISA®), money order, or cashier's check (payable to "Lewis County Treasurer"). Personal OR BUSINESS checks will not be accepted. 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/Lewis 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). GUARANTEED FUNDS MUST BE RECEIVED AT AUCTIONEER'S OFFICE LOCATED AT 45 SOUTH AVENUE, PLEASANT VALLEY, NY 12569 NO LATER THAN MONDAY, AUGUST 17, 2026 AT 4PM TO RECEIVE 7% BUYER'S PREMIUM. NO EXCEPTIONS
3. The entire balance of the purchase price plus the buyer's premium and closing costs/fees shall be paid to the Lewis County Treasurer's Office within 30 days after the auction by cash, cashier's check, credit/debit card or money order. The Treasurer's Office will accept Visa, MasterCard, or Discover. There is an additional 3.5% transaction fee to utilize a credit/debit card.
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 2026-2027 school and village taxes, past due and present water and sewer rents and assessments, as well as: (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 Lewis County acquired title.
5. Conveyance shall be by quitclaim deed only, containing a description of the property as it appeared on the tax roll for the year upon which the County acquired title. The quitclaim deed shall contain the following provision: "Nothing contained in any description herein is intended to convey more than the assessed owner owned at the time of the levy of the tax, the non-payment of which resulted in the tax sale".
6. The deed will be recorded by the County upon payment in full of the purchase price, buyer's premium and closing fees/costs. ONLY THE NAME (OR NAMES) UNDER WHICH YOU REGISTER WILL BE THE NAME(S) APPLIED TO THE DEED IN EVENT OF SUCCESSFUL BIDDING. POSSESSION OF PROPERTY IS FORBIDDEN UNTIL THE DEED IS RECORDED WITH THE LEWIS 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.
7. The quitclaim deed shall also state: "THE ABOVE-DESCRIBED PROPERTY IS HEREBY SOLD "AS IS – WHERE IS." NO REPRESENTATION OR WARRANTY OF ANY KIND IS MADE AS TO THE STATE OR CONDITION OF TITLE TO SAID PROPERTY. Furthermore, no officer, employee, or agent of the County is authorized to make any representation or warranty, express or implied, as to the state of title, physical condition, size, acreage, description or environmental status of this Property. This conveyance is delivered and received with the express condition that the County of Lewis shall in no event become liable for any defects in title arising from such sale, the proceedings leading thereto or for any cause whatsoever."

8. After completion of the sale and transfer, the successful purchaser is responsible to ensure that all structures on the property are in compliance with all state and local building and zoning codes/ regulations; and that any outstanding violations are brought into compliance. It is recommended that the purchaser contact the Lewis County Code Enforcement Office (315-376-5377) once they have received title to the property.
9. The closing costs/fees which the purchaser shall be required to pay shall consist of: (a) County Administration fee [\$250.00]; (b) filing fee for the Real Property Transfer Report (RP-5217) [\$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.)]; (c) fee for Combined Gains Transfer Tax Affidavit [\$5.00]; (d) Lewis County Clerk Deed Recording Fee [\$50.00] and (e) fee for Fraud letter [\$10.00 if the property is classified as residential, property class codes 200-299]. Title vests at recording of deed.
10. 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. Auctioneer reserves the right to decline registration if identification is not sufficient. 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.
11. The Purchaser will immediately render the required deposit upon being declared the high bidder on each parcel.
12. All sales shall be final, absolute and without recourse, and in no event shall Lewis 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 Lewis County and/or Absolute Auctions & Realty, Inc., arising from this sale.
13. 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.
14. 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 Lewis County foreclosed and has no intent to defraud Lewis 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, within 24 months of the auction date, convey the property to the former owner(s) against whom Lewis County foreclosed. 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 Lewis County as related to the foreclosure on the property and consents to immediate judgment by Lewis County for said amounts. In the event that a court order or judgment cancels a sale, pursuant to this policy, the successful bidder shall be entitled only to a refund of the purchase money paid without interest. Purchasers shall not be entitled to special or consequential damages nor attorney's fees or reimbursement for any expenses incurred as a result of ownership or improvement of the property.
15. Lewis County acquired title to these properties in accordance with Article 10 or Article 11, as the case may be, of the Real Property Tax Law of the State of New York, and all known rights of redemption under said provisions of law have been extinguished by the tax sale proceedings, and/or as a result of forfeiture.
16. If a person owes any delinquent taxes to Lewis County, those delinquent taxes must be paid in full prior to registration at the auction. Failure to comply with this provision will be grounds for ineligibility to bid.
17. Anyone involved in the assessment process in the County of Lewis is prohibited from bidding on County delinquent tax property. This includes, but is not limited to, Town Assessors, Town Board of Review members, Lewis County Treasurer, County Attorney, County Legislators, and County Real Property Tax Director.
18. No personal property is included in the sale of any of the parcels owned by Lewis 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.
19. 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. **NEITHER LEWIS COUNTY NOR ABSOLUTE AUCTIONS & REALTY, INC., OR THEIR RESPECTIVE AGENTS OR EMPLOYEES, ARE AUTHORIZED TO MAKE ANY REPRESENTATION OR WARRANTY EXPRESSED OR IMPLIED IN CONNECTION WITH THIS SALE. ANY SUCH REPRESENTATION OR WARRANTY MADE IN VIOLATION OF THIS PROVISION SHALL BE VOID AND OF NO EFFECT.**
20. 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.
21. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.
22. The purchaser shall be solely responsible for the payment of all taxes levied against the property subsequent to the auction.
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.**
24. The Enforcing Officer is hereby authorized to promulgate such other and further terms and conditions of sale/ rules of auction as he/she may deem necessary and appropriate, provided that such terms and conditions of sale are duly posted and available to all registered bidders on or before the starting time of the auction.
25. 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.

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: _____

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

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

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

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

Purchaser's Acknowledgment (initial)

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

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

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

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

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

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Seller	<u>Tasden Newton</u>	Date	Seller	Date
Purchaser	<u>Jennifer Gableman</u>	Date	Purchaser	Date
Agent	Jennifer Gableman, Broker Absolute Auctions & Realty, Inc.	Date	Agent	Date

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 Disclosures

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

AArauctions.com

2026 Auction Calendar*

Franklin County - Live & Online

Wednesday, July 29

Clinton County - Online Only

Friday, August 7

Otsego County - Online Only

Wednesday, August 12

Lewis County - Online Only

Wednesday, August 19

Orange County - Online Only

Wednesday, September 2

Ulster County - Online Only

Thursday, September 10

Sullivan County - Online Only

Wednesday, September 16

Madison County - Online Only

Thursday, September 17

Dutchess County - Online Only

Wednesday, October 21

Essex County - Live & Online

Wednesday, October 28

Town of Greenburgh - Online Only

Wednesday, December 2

Coming Soon: City of Poughkeepsie, Onondaga, Orleans County
& more

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