

2026

Orange County Tax Foreclosure Real Estate Auction September 2 @ 10AM



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**NOTICE OF PUBLIC SALE OF CERTAIN ORANGE COUNTY LANDS
ACQUIRED BY REASON OF A DEFAULT IN PAYMENT OF TAXES
AND A FAILURE TO REDEEM**

PLEASE TAKE NOTICE, that the Orange County Commissioner of Finance will conduct a public sale of certain lands now owned by Orange County because of a failure to redeem such lands from the County's relevant List of Delinquent Taxes, all pursuant to the provision of Local Law No. 2 of 2010. On Wednesday, September 2, 2026, the County will conduct a deed sale auction at 10:00 AM.

Any bidder is advised to investigate thoroughly the terms and conditions of the auction included in the auction catalog. The catalog may be picked up at the Department of Real Property, 255 Main St., Goshen NY 10924. The catalog will also be available on the Orange County web-site, [orangecountygov.com/real property](https://www.orangecountygov.com/realproperty), Deed Sale. The terms and conditions, which are in the catalog, may also be viewed separately on the Orange County web-site, <https://www.orangecountygov.com/realproperty>, Deed-Sale.

The said sales will be held on-line. The Orange County Commissioner of Finance reserves the right to offer for bid such lands as described by tax map designation, section, block and lot.

Any bidder is advised to investigate the nature and condition of these lands in advance of this sale, by verification with the local assessor's office or as he may otherwise choose, as Orange County makes no representation as to the nature, location or condition of these lands. Bidders are further advised to investigate as to whether any liens are attached to said lands, as certain liens may remain attached after public sale.

After recording by Orange County, successful bidders will receive quitclaim deeds describing the property by tax map section, block and lot number without representation or covenants or warranty and will convey whatever title Orange County has acquired to said lands by reason of the failure to redeem. Successful bidders will pay by bank check to Orange County Commissioner of Finance the deposit, buyer's premium and the amount necessary to cover the recording costs of each parcel purchased.

Except as aforesaid, the Commissioner of Finance reserves the right to reject any bid for any reason whatsoever, insofar as permitted by law.

Title delivered by reason of such sale will be free from all county, town, school and village taxes up to the date of the sale, **EXCEPT:**

2027 County/Town Taxes, which may include Relevies of 2026-2027 Village and/or School Taxes
2026-2027 Village Taxes
2026-2027 School Taxes
2026-2027 City School Tax

ORANGE COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS CONTAINED IN THIS NOTICE.

DATED: July 20, 2026 GOSHEN, NEW YORK

KERRY GALLAGHER,

COMMISSIONER OF FINANCE

For further information please call Real Property Tax Service (845) 291-2490

Paul Wiley Director

#1 - 54 Station Rd, Town of Blooming Grove

Single family residence, 2 story, Colonial style, built 1999 +/-, 3152 +/- sq. ft., 3BR/1.5BA, porch.

Tax Map: 3-1-44.5

Size: 7.80 +/- Acre

Full Market Value: \$794,700

Inspection: See web for photos.

School District: Washingtonville CSD

Minimum Bid: \$113,500



#2 - Tuthill Rd, Town of Blooming Grove

Residential vacant land.

Tax Map: 9-1-56.1

Size: 127' x 120'

Full Market Value: \$1,200

Inspection: Vacant land. Drive by anytime.

School District: Washingtonville CSD

Minimum Bid: \$500



#3 - Mountain Lodge Rd, Town of Blooming Grove

Residential vacant land.

Tax Map: 22-2-1.22

Size: 6' x 175'

Full Market Value: \$1,200

Inspection: Vacant land. Drive by anytime.

School District: Washingtonville CSD

Minimum Bid: \$500



#4 - Glenwood Hills Rd, Town of Blooming Grove

Residential vacant land.

Tax Map: 22-10-54.1

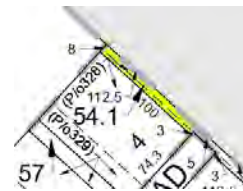
Size: 5' x 112'

Full Market Value: \$1,200

Inspection: May not have road access.

School District: Washingtonville CSD

Minimum Bid: \$100



#5 - Revere Rd, Town of Blooming Grove

Residential vacant land. Adjacent to Lot #6.

Tax Map: 22-10-55.1

Size: 8' x 125'

Full Market Value: \$1,200

Inspection: May not have road access.

School District: Washingtonville CSD

Minimum Bid: \$100



#6 - Poplar Trl, Town of Blooming Grove

Residential vacant land. Adjacent to Lot #5.

Tax Map: 22-10-55.2

Size: 8' x 112'

Full Market Value: \$1,200

Inspection: May not have road access.

School District: Washingtonville CSD

Minimum Bid: \$100



#7 - Sunrise Trl, Town of Blooming Grove

Residential vacant land.

Tax Map: 22-10-55.6

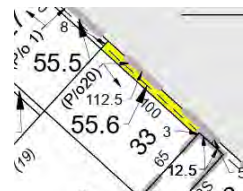
Size: 8' x 112'

Full Market Value: \$1,200

Inspection: May not have road access.

School District: Washingtonville CSD

Minimum Bid: \$100



#8 - Cedar Trl, Town of Blooming Grove

Residential vacant land.

Tax Map: 24-3-12

Size: 100' x 100'

Full Market Value: \$59,200

Inspection: Vacant land. Drive by anytime.

School District: Washingtonville CSD

Minimum Bid: \$8,700



#9 - 7 Wildwood Trl, Town of Blooming Grove

Residential vacant land.

Tax Map: 27-1-19

Size: 65' x 100'

Full Market Value: \$71,300

Inspection: Vacant land. Drive by anytime.

School District: Washingtonville CSD

Minimum Bid: \$9,100



#10 - 8 Wildwood Trl, Town of Blooming Grove

Single family residence, 1 story, Ranch style, built 1958 +/-, 803 +/- sq. ft., 3BR/1BA, enclosed porch. Adjacent to Lot #11, 12, 13.

Tax Map: 27-1-33

Size: 73' x 100'

Full Market Value: \$259,700

Inspection: Occupied. Drive by anytime.

School District: Washingtonville CSD

Minimum Bid: \$33,600



#11 - Edgewood Trl, Town of Blooming Grove

Residential vacant land. Adjacent to Lot #10 & 12.

Tax Map: 27-1-34.1

Size: 72' x 100'

Full Market Value: \$14,500

Inspection: May not have road access.

School District: Washingtonville CSD

Minimum Bid: \$2,000



#12 - Whippoorwill Trl, Town of Blooming Grove

Residential vacant land. Adjacent to Lot #10, 112, 13.

Tax Map: 27-1-34.2

Size: 70' x 100'

Full Market Value: \$13,300

Inspection: May not have road access.

School District: Washingtonville CSD

Minimum Bid: \$1,800



#13 - Whippoorwill Trl, Town of Blooming Grove

Residential vacant land. Adjacent to Lot #10 & 12.

Tax Map: 27-1-44

Size: 48' x 100'

Full Market Value: \$9,700

Inspection: May not have road access.

School District: Washingtonville CSD

Minimum Bid: \$1,400



#14 - Whippoorwill Trl, Town of Blooming Grove

Residential vacant land.

Tax Map: 27-1-58

Size: 2' x 100'

Full Market Value: \$4,800

Inspection: May not have road access.

School District: Washingtonville CSD

Minimum Bid: \$100



#15 - Claremont Trl, Town of Blooming Grove

Residential vacant land.

Tax Map: 27-1-75

Size: 10' x 100'

Full Market Value: \$7,200

Inspection: Vacant land. Drive by anytime.

School District: Washingtonville CSD

Minimum Bid: \$100



#16 - 74 Sylvan Trl, Town of Blooming Grove

Single family residence, 1 story, Bungalow style, built 1940 +/-, 624 +/- sq. ft., 2BR/1BA, porch.

Tax Map: 29-2-81

Size: 87' x 100'

Full Market Value: \$217,400

Inspection: See web for photos.

School District: Washingtonville CSD

Minimum Bid: \$35,100



#17 - Sylvan Trl, Town of Blooming Grove

Residential vacant land.

Tax Map: 29-2-83

Size: 3' x 95'

School District: Washingtonville CSD

Full Market Value: \$2,400

Minimum Bid: \$100

Inspection: Vacant land. Drive by anytime.



#18 - Summit Trl Prop, Town of Blooming Grove

Residential vacant land.

Tax Map: 31-6-29

Size: 4' x 100'

School District: Washingtonville CSD

Full Market Value: \$1,200

Minimum Bid: \$100

Inspection: Vacant land. Drive by anytime.



#19 - 17 Woodland Cir S, Town of Blooming Grove

Residential vacant land.

Tax Map: 34-4-17

Size: 62' x 100'

School District: Washingtonville CSD

Full Market Value: \$39,900

Minimum Bid: \$6,000

Inspection: Vacant land. Drive by anytime.



#20 - 7 Oakwood Trl N, Town of Blooming Grove

Single family residence, 1 story, Cottage style, built 1930 +/-, 400 +/- sq. ft., 2BR/1BA, enclosed porch.

Tax Map: 37-4-1.1

Size: 181' x 196'

School District: Washingtonville CSD

Full Market Value: \$178,700

Minimum Bid: \$30,400

Inspection: Occupied. Drive by anytime.



#21 - Greycourt Rd, Town of Blooming Grove

Residential vacant land.

Tax Map: 54-1-30

Size: 2.20 +/- Acre

School District: Monroe-Woodbury CSD

Full Market Value: \$36,200

Minimum Bid: \$100

Inspection: May not have road access.



#22 - Rte 208 & Barnes Rd, Town of Blooming Grove

Residential vacant land.

Tax Map: 63-1-34

Size: 1.40 +/- Acre

School District: Washingtonville CSD

Full Market Value: \$1,200

Minimum Bid: \$500

Inspection: Vacant land. Drive by anytime.



#23 - 15 Meadow Ave, Village of Chester, Town of Chester

Single family residence, 2 story, Bungalow style, built 1850 +/-, 1320 +/- sq. ft., 2BR/2BA, covered porch, dairy barns.

Tax Map: 102-1-7

Size: 189' x 113'

School District: Chester UFSD

Full Market Value: \$250,400

Minimum Bid: \$33,200

Inspection: Occupied. Drive by anytime.



#24 - Lakes Rd, Town of Chester

Rural vacant land.

Tax Map: 8-1-73

Size: 23' x 201'

School District: Monroe-Woodbury CSD

Full Market Value: \$1,500

Minimum Bid: \$100

Inspection: May not have road access.



#25 - Lakes Road, Town of Chester

Residential vacant land.

Tax Map: 15-1-36

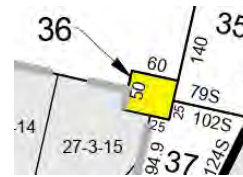
Size: 50' x 60'

Full Market Value: \$5,900

Inspection: May not have road access.

School District: Monroe-Woodbury CSD

Minimum Bid: \$100



#26 - 10 Washington St, Village of Cornwall, Town of Cornwall

Single family residence, 1 story, Ranch style, built 1956 +/-, 912 +/- sq. ft., 3BR/1BA, porch.

Tax Map: 107-5-10

Size: 0.17 +/- Acre

Full Market Value: \$282,100

Inspection: Occupied. Drive by anytime.

School District: Cornwall CSD

Minimum Bid: \$62,000



#27 - Lyndon Lane, Town of Cornwall

Residential vacant land.

Tax Map: 6-1-2

Size: 0.30 +/- Acre

Full Market Value: \$300

Inspection: May not have road access.

School District: Cornwall CSD

Minimum Bid: \$100



#27A - 35 Fawn Hill Rd, Town of Cornwall

Residential vacant land.

Tax Map: 30-2-37

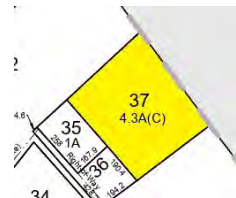
Size: 4.30 +/- Acre

Full Market Value: \$47,200

Inspection: May not have road access.

School District: Cornwall CSD

Minimum Bid: \$8,500



#28 - Mine Hill Rd, Town of Cornwall

Residential vacant land.

Tax Map: 35-1-5.222

Size: 0.11 +/- Acre

Full Market Value: \$500

Inspection: Vacant land. Drive by anytime.

School District: Cornwall CSD

Minimum Bid: \$1,400



#29 - Intst Hwy 87, Town of Cornwall

Residential vacant land.

Tax Map: 36-1-2

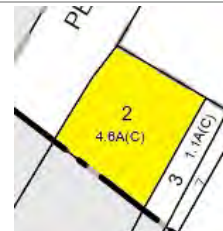
Size: 4.60 +/- Acre

Full Market Value: \$35,100

Inspection: May not have road access.

School District: Cornwall CSD

Minimum Bid: \$6,600



#30 - 2 & 4 Carbone Ct, Town of Cornwall

Combined Lot. Residential vacant land.

Tax Map: 36-1-15.1, 36-1-15.2

Size: 0.57 +/- Acre

Full Market Value: \$64,600

Inspection: May not have road access.

School District: Cornwall CSD

Minimum Bid: \$200



#32 - Van Keuren Ave, Town of Crawford

Rural vacant land.

Tax Map: 8-2-103

Size: 0.18 +/- Acre

Full Market Value: \$1,400

Inspection: May not have road access.

School District: Pine Bush CSD

Minimum Bid: \$100



#33 - Stone School House Rd, Town of Crawford

Rural vacant land. In Agricultural District.

Tax Map: 22-1-88

Size: 100' x 150'

Full Market Value: \$8,300

Inspection: May not have road access.

School District: Pine Bush CSD

Minimum Bid: \$100



#34 - 37 W Peenpack Trl, Town of Deerpark

Mobile home.

Tax Map: 11-1-54

Size: 268' x 322'

Full Market Value: \$133,700

Inspection: Occupied. Drive by anytime.

School District: Port Jervis CSD

Minimum Bid: \$15,500



#35 - 219 US RTE 209, Town of Deerpark

Single family residence, 1.5 story, Cape Cod style, built 1956 +/-, 1106 +/- sq. ft., 2BR/1BA, screen porch.

Tax Map: 51-3-13

Size: 84' x 211'

Full Market Value: \$252,200

Inspection: Occupied. Drive by anytime.

School District: Port Jervis CSD

Minimum Bid: \$18,100



#36 - 95 US RTE 209, Town of Deerpark

Now vacant land.

Tax Map: 52-1-18

Size: 75' x 200'

Full Market Value: \$269,200

Inspection: Vacant land. Drive by anytime.

School District: Port Jervis CSD

Minimum Bid: \$28,000



#37 - Mary Ann Ave, Town of Deerpark

Rural vacant land.

Tax Map: 55-1-52.3

Size: 2' x 140'

Full Market Value: \$300

Inspection: May not have road access.

School District: Port Jervis CSD

Minimum Bid: \$100



#38 - 704 Craigville Rd, Town of Goshen

Rural vacant land.

Tax Map: 4-1-11.1

Size: 23' x 56'

Full Market Value: \$900

Inspection: Vacant land. Drive by anytime.

School District: Chester CSD

Minimum Bid: \$100



#40 - Deer Run Trl, Town of Highlands

Residential vacant land.

Tax Map: 11-1-40.1

Size: 86' x 3'

Full Market Value: \$1,400

Inspection: May not have road access.

School District: Highland CSD

Minimum Bid: \$100



#41 - County Rte 22, Town of Minisink

Commercial vacant land. Waterfront on Rutgers Creek.

Tax Map: 1-1-30

Size: 210' x 180'

Full Market Value: \$27,400

Inspection: Vacant land. Drive by anytime.

School District: Minisink Valley CSD

Minimum Bid: \$3,700



#42 - Forest Glen Rd, Town of Monroe

Road/Street/Highway

Tax Map: 36-3-32.4

Size: 40' x 470'

Full Market Value: \$1,000

Inspection: Vacant land. Drive by anytime.

School District: Monroe-Woodbury

Minimum Bid: \$100



#43 - 157 Senior St, Village of Montgomery, Town of Montgomery

Single family residence, 1 story, Ranch style, built 1955 +/-, 1551 +/- sq. ft., 3BR/1.5BA, enclosed porch. Water damage.

Tax Map: 209-2-12

Size: 125' x 125'

Full Market Value: \$439,700

Inspection: See web for photos.

School District: Valley CSD

Minimum Bid: \$40,800



#44 - West of Seely Street, Village of Walden, Town of Montgomery

Residential vacant land.

Tax Map: 302-1-22.23

Size: 5' x 61'

Full Market Value: \$300

Inspection: May not have road access.

School District: Valley CSD

Minimum Bid: \$100



#45 - 7 S Montgomery St, Village of Walden, Town of Montgomery

Single family residence, 2 story, Old Style style, built 1840 +/-, 1134 +/- sq. ft., 3BR/1.5BA, enclosed porch.

Tax Map: 306-18-47

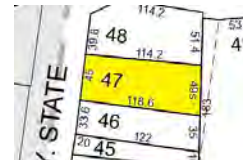
Size: 45' x 119'

Full Market Value: \$276,000

Inspection: See web for photos.

School District: Valley CSD

Minimum Bid: \$45,500



#46 - S Montgomery St, Village of Walden, Town of Montgomery

Residential vacant land.

Tax Map: 308-5-4.2

Size: 10' x 93'

Full Market Value: \$2,900

Inspection: Vacant land. Drive by anytime.

School District: Valley CSD

Minimum Bid: \$100



#47 - Myrtle Ave, Town of Montgomery

Residential vacant land.

Tax Map: 3-1-15.224

Size: 40 x 360

Full Market Value: \$300

Inspection: Vacant land. Drive by anytime.

School District: Valley CSD

Minimum Bid: \$400



#48 - 356 Lake Osiris Rd, Town of Montgomery

Single family residence, 1.5 story, Cape Cod style, built 1985 +/-, 2052 +/- sq. ft., 5BR/2BA, porches, detached garages. In Agricultural District.

Tax Map: 3-1-53.1

Size: 6.10 +/- Acre

Full Market Value: \$500,600

Inspection: See web for photos.

School District: Valley CSD

Minimum Bid: \$220,200



#49 - 182 High Meadows Rd, Town of Montgomery

Single family residence, 1 story, Ranch style, built 1957 +/-, 1136 +/- sq. ft., 3BR/2BA, porch, attached garage.

Tax Map: 9-2-35.2

Size: 150' x 129.6'

Full Market Value: \$399,100

Inspection: Occupied. Drive by anytime.

School District: Valley CSD

Minimum Bid: \$46,000



#50 - 28 Cavalin Dr, Town of Montgomery

Single family residence, 2 story, Colonial style, built 1996 +/-, 1608 +/- sq. ft., 3BR/2.5BA, covered porch, attached garage.

Tax Map: 21-2-9.11

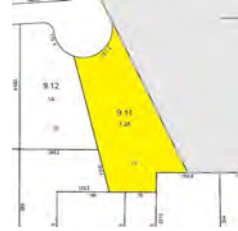
Size: 1.20 +/- Acre

School District: Valley CSD

Full Market Value: \$459,400

Minimum Bid: \$59,200

Inspection: Occupied. Drive by anytime.



#51 - Int state Hwy 84 (NS), Town of Montgomery

Vacant rural land.

Tax Map: 31-1-72.2

Size: 1.20 +/- Acre

School District: Valley CSD

Full Market Value: \$1,700

Minimum Bid: \$500

Inspection: May not have road access.



#52 - 48 Woodland Rd, Town of Mount Hope

Seasonal residence, 1 story, Cottage style, built 1952 +/-, 580 +/- sq. ft., 1BR/1BA.

Tax Map: 4-4-7

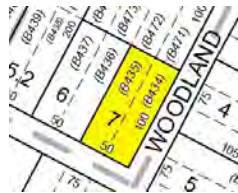
Size: 50' x 100'

School District: Minisink Valley CSD

Full Market Value: \$102,600

Minimum Bid: \$13,700

Inspection: See web for photos.



#53 - Woodland Rd, Town of Mount Hope

Residential vacant land.

Tax Map: 4-5-1.1

Size: 100' x 100'

School District: Minisink Valley CSD

Full Market Value: \$16,100

Minimum Bid: \$2,400

Inspection: Vacant land. Drive by anytime.



#54 - Woodland Rd, Town of Mount Hope

Rural vacant land.

Tax Map: 4-5-3.2

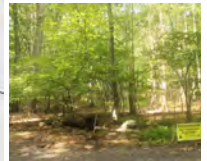
Size: 295' x 100'

School District: Minisink Valley CSD

Full Market Value: \$46,100

Minimum Bid: \$6,300

Inspection: Vacant land. Drive by anytime.



#55 - 204 Carboy Rd, Town of Mount Hope

Residential vacant land.

Tax Map: 7-1-28.222

Size: 218' x 204'

School District: Minisink Valley CSD

Full Market Value: \$80,600

Minimum Bid: \$10,900

Inspection: Vacant land. Drive by anytime.



#56 - Glen Ave, Town of Mount Hope

Residential vacant land.

Tax Map: 8-2-51

Size: 50' x 275'

School District: Minisink Valley CSD

Full Market Value: \$6,500

Minimum Bid: \$1,200

Inspection: Vacant land. Drive by anytime.



#57 - 16 Lake Ave, Town of Mount Hope

Multiple residence, 1 story, Ranch style, built 1951 +/-, 1216 +/- sq. ft., 3BR/1BA. Cottage, built 2016+/-, 1 story, 363+/- sq.,ft.

Tax Map: 10-1-37.21

Size: 100' x 125'

School District: Minisink Valley CSD

Full Market Value: \$177,400

Minimum Bid: \$12,100

Inspection: Occupied. Drive by anytime.



#58 - Lake Ave, Town of Mount Hope

Residential vacant land.

Tax Map: 10-1-72

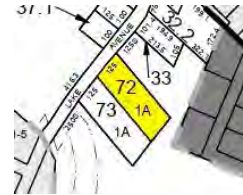
Size: 1.00 +/- Acre

Full Market Value: \$67,700

Inspection: Vacant land. Drive by anytime.

School District: Minisink Valley CSD

Minimum Bid: \$7,300



#60 - 38 Mountain View Ave & Mountain View Ave, Town of Mount Hope

Combined Lot. Single family residence, 1 story, Ranch style, built 1965 +/-, 1008 +/- sq. ft., 3BR/1.5BA, porch and vacant land.

Tax Map: 11-5-15, 11-5-14, 11-5-16

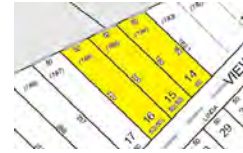
Size: 0.7051 +/- Acre

Full Market Value: \$289,100

Inspection: See web for photos.

School District: Minisink Valley CSD

Minimum Bid: \$38,300



#62 - 18 Blue Flag Ln, Town of Mount Hope

Seasonal residence, 1 story, Cottage style, built 1945 +/-, 432 +/- sq. ft., 2BR/1BA, porch.

Tax Map: 18-4-6

Size: 40' x 100'

Full Market Value: \$83,200

Inspection: Occupied. Drive by anytime.

School District: Port Jervis CSD

Minimum Bid: \$11,700



#63 - Guymard Rd, Town of Mount Hope

Residential vacant land.

Tax Map: 18-7-6

Size: 40' x 100'

Full Market Value: \$5,800

Inspection: Vacant land. Drive by anytime.

School District: Port Jervis CSD

Minimum Bid: \$1,100



#64 - 53 Old Mill Rd, Town of Newburgh

Single family residence, 1 story, Ranch style, built 1977 +/-, 1307 +/- sq. ft., 3BR/1BA, porch, detached garage.

Tax Map: 2-1-26.4

Size: 1.70 +/- Acre

Full Market Value: \$345,700

Inspection: See web for photos.

School District: Walkill CSD

Minimum Bid: \$38,400



#65 - S Of Mill St, Town of Newburgh

Residential vacant land.

Tax Map: 4-1-27.8

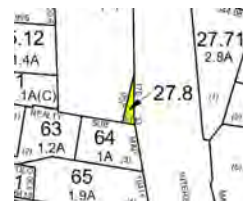
Size: 57' x 200'

Full Market Value: \$600

Inspection: May not have road access.

School District: Walkill CSD

Minimum Bid: \$100



#66 - 417 Leroy Ave, Town of Newburgh

Single family residence, 1 story, Ranch style, built 1963 +/-, 984 +/- sq. ft., 3BR/1BA, porch, detached garage.

Tax Map: 14-1-53.4

Size: 81' x 134'

Full Market Value: \$156,500

Inspection: See web for photos.

School District: Walkill CSD

Minimum Bid: \$18,600



#67 - Fostertown Rd, Town of Newburgh

Residential vacant land.

Tax Map: 17-1-18.1

Size: 87' x 260'

Full Market Value: \$15,700

Inspection: May not have road access.

School District: Newburgh CSD

Minimum Bid: \$2,200



#68 - Ss Leslie Road, Town of Newburgh

Residential vacant land.

Tax Map: 26-6-14

Size: 25' x 25'

Full Market Value: \$600

Inspection: Vacant land. Drive by anytime.

School District: Newburgh CSD

Minimum Bid: \$100



#69 - Austin Tyler Court, Town of Newburgh

Road/Street/Highway

Tax Map: 34-2-61.25

Size: 0.20 +/- Acre

Full Market Value: \$6,300

Inspection: Vacant Land. Drive by anytime.

School District: Newburgh CSD

Minimum Bid: \$100



#70 - Route 300, Town of Newburgh

Residential vacant land.

Tax Map: 39-1-62.1

Size: 1.40 +/- Acre

Full Market Value: \$40,200

Inspection: May not have road access.

School District: Newburgh CSD

Minimum Bid: \$5,100



#71 - 542 S Plank Rd, Town of Newburgh

Single family residence, 1 story, Ranch style, built 1956 +/-, 4148 +/- sq. ft., 7BR/4BA, porch. Waterfront on Orange Lake.

Tax Map: 47-1-24

Size: 3.00 +/- Acre

Full Market Value: \$643,600

Inspection: Occupied. Drive by anytime.

School District: Valley CSD

Minimum Bid: \$63,100



#72 - Route 52, Town of Newburgh

Residential vacant land.

Tax Map: 60-1-24

Size: 4.80 +/- Acre

Full Market Value:

Inspection: Vacant land. Drive by anytime.

School District: Newburgh CSD

Minimum Bid: \$500



#73 - Es Oliver Dr, Town of Newburgh

Residential vacant land.

Tax Map: 63-7-16

Size: 10' x 92'

Full Market Value: \$600

Inspection: Vacant land. Drive by anytime.

School District: Newburgh CSD

Minimum Bid: \$100



#74 - Wenmar Dr, Town of Newburgh

Residential vacant land.

Tax Map: 73-2-80

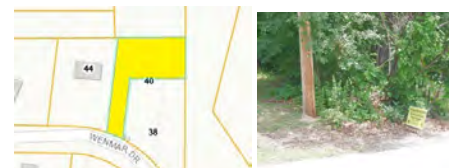
Size: 0.30 +/- Acre

Full Market Value: \$27,700

Inspection: Vacant land. Drive by anytime.

School District: Newburgh CSD

Minimum Bid: \$3,300



#75 - Grande Vista Ct Pvt, Town of Newburgh

Road/Street/Highway.

Tax Map: 75-1-51.1

Size: 0.22 +/- Acre

Full Market Value: \$6,900

Inspection: Vacant Land. Drive by anytime.

School District: Newburgh CSD

Minimum Bid: \$1,000



#76 - Grande Vista Ct, Town of Newburgh

Road/Street/Highway.

Tax Map: 75-1-51.2

Size: 0.22 +/- Acre

Full Market Value: \$6,900

Inspection: Vacant Land. Drive by anytime.

School District: Newburgh CSD

Minimum Bid: \$1,000



#77 - Dogwood Hills Road, Town of Newburgh

Residential vacant land.

Tax Map: 78-3-34.2

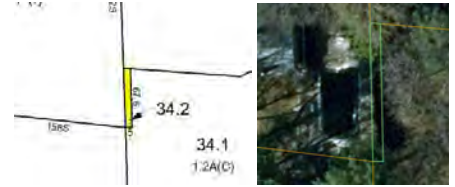
Size: 5' x 68'

Full Market Value: \$600

Inspection: May not have road access.

School District: Newburgh CSD

Minimum Bid: \$100



#78 - Gidney Ave, Town of Newburgh

Residential vacant land.

Tax Map: 81-1-7

Size: 111' x 252'

Full Market Value: \$6,300

Inspection: May not have road access.

School District: Newburgh CSD

Minimum Bid: \$1,100



#79 - Cutter Ave, Town of Newburgh

Commercial vacant land.

Tax Map: 92-3-11

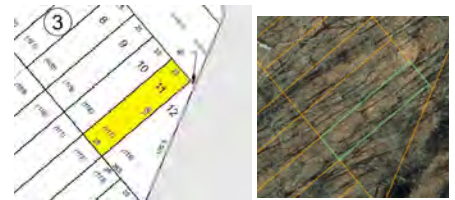
Size: 25' x 100'

Full Market Value: \$1,300

Inspection: May not have road access.

School District: Valley CSD

Minimum Bid: \$400



#80 - 13 Bruce St, Town of Newburgh

Single family residence, 1 story, Ranch style, built 1961 +/-, 960 +/- sq. ft., 3BR/1BA, porch.

Tax Map: 98-7-18

Size: 100' x 100'

Full Market Value: \$267,100

Inspection: Occupied. Drive by anytime.

School District: Newburgh CSD

Minimum Bid: \$29,400



#81 - 702 Parr Meadow Dr, Unit 7B, Town of Newburgh

Single family residence, 1 story, Townhouse style, built 1973 +/-, 820 +/- sq. ft., 2BR/1BA.

Tax Map: 112-1-1.-214

Size: 0.11 +/- Acre

Full Market Value: \$122,600

Inspection: See web for photos.

School District: Marlboro CSD

Minimum Bid: \$21,200



#84 - 180 Meadow Hill Rd, W Meadow Wind Ln, Hibbing Way, T/Newburgh

Combined Lot. Residential vacant land.

Tax Map: 119-1-5, 119-1-2, 119-1-4

Size: 15.99 +/- Acre

Full Market Value:

Inspection: Vacant land. Drive by anytime.

School District: Newburgh CSD

Minimum Bid: \$1,400



#85 - 30 Clarkview Rd, Town of New Windsor

Single family residence, 1 story, Split-Level style, built 1955 +/-, 1280 +/- sq. ft., 3BR/1BA, porch.

Tax Map: 6-1-13

Size: 75' x 236'

Full Market Value: \$321,400

Inspection: See web for photos.

School District: Newburgh CSD

Minimum Bid: \$44,200



#86 - Summit Drive, Town of New Windsor

Residential vacant land.

Tax Map: 8-4-11.2

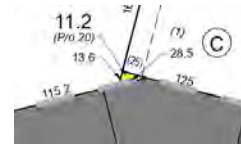
Size: 25' x 15'

Full Market Value: \$1,100

Inspection: May not have road access.

School District: Newburgh CSD

Minimum Bid: \$100



#87 - Rt 32, Town of New Windsor

Commercial vacant land.

Tax Map: 9-1-2

Size: 6.40 +/- Acre

Full Market Value: \$207,800

Inspection: May not have road access.

School District: Newburgh CSD

Minimum Bid: \$100



#88 - Rt 32, Town of New Windsor

Commercial vacant land.

Tax Map: 9-1-4

Size: 1.20 +/- Acre

Full Market Value: \$39,000

Inspection: May not have road access.

School District: Newburgh CSD

Minimum Bid: \$100



#89 - Rt 32, Town of New Windsor

Commercial vacant land.

Tax Map: 9-1-5

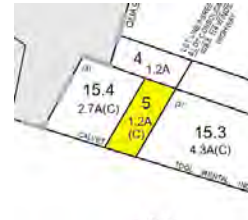
Size: 1.20 +/- Acre

Full Market Value: \$39,000

Inspection: May not have road access.

School District: Newburgh CSD

Minimum Bid: \$100



#90 - 210 Walsh Ave, Town of New Windsor

Two family residence, 1 story, Cape Cod style, built 1946 +/-, 1404 +/- sq. ft., 4BR/2BA, enclosed porch.

Tax Map: 13-1-1.2

Size: 100' x 110'

Full Market Value: \$151,500

Inspection: See web for photos.

School District: Newburgh CSD

Minimum Bid: \$27,500



#94 - Rt 207, Town of New Windsor

Residential vacant land.

Tax Map: 55-1-82

Size: 1.50 +/- Acre

Full Market Value: \$10,800

Inspection: May not have road access.

School District: Washingtonville CSD

Minimum Bid: \$100



#95 - 185 Riley Rd, Town of New Windsor

Residential vacant land.

Tax Map: 65-1-30

Size: 125' x 225'

Full Market Value: \$41,100

Inspection: May not have road access.

School District: Newburgh CSD

Minimum Bid: \$5,600



#96 - 65 Vails Gate Heights Dr, Town of New Windsor

Single family residence, 2 story, Row style, built 1971 +/-, 1850 +/- sq. ft., 3BR/1.5BA.

Tax Map: 71-1-30

Size: 15.8' x 101.1'

Full Market Value: \$323,600

Inspection: See web for photos.

School District: Newburgh CSD

Minimum Bid: \$45,500



#98 - Bethlehem Rd, Town of New Windsor

Rural vacant land.

Tax Map: 95-1-5

Size: 14.50 +/- Acre

Full Market Value: \$141,800

Inspection: May not have road access.

School District: Cornwall CSD

Minimum Bid: \$22,400



#99 - Route 17, Village of Tuxedo, Town of Tuxedo

Residential vacant land.

Tax Map: 207-1-1.2

Size: 35' x 320'

Full Market Value: \$2,300

Inspection: May not have road access.

School District: Monroe-Woodbury CSD

Minimum Bid: \$100



#100 - Brown Rd, Town of Walkill

Rural vacant land.

Tax Map: 3-1-28

Size: 75' x 169'

Full Market Value: \$4,100

Inspection: Vacant land. Drive by anytime.

School District: Middletown CSD

Minimum Bid: \$900



#101 - Co Hwy 76, Town of Walkill

Rural vacant land.

Tax Map: 14-1-25.2

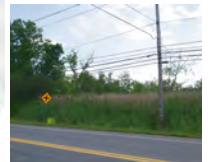
Size: 4.00 +/- Acre

Full Market Value: \$132,200

Inspection: Vacant land. Drive by anytime.

School District: Middletown CSD

Minimum Bid: \$100



#102 - Sheridan St, Town of Walkill

Residential vacant land.

Tax Map: 37-5-7.4

Size: 100' x 129'

Full Market Value: \$6,600

Inspection: May not have road access.

School District: Middletown CSD

Minimum Bid: \$1,400



#103 - Eisenhower Dr. & Beake, Town of Wallkill

Residential vacant land.

Tax Map: 37-11-5

Size: 3' x 120'

School District: Middletown CSD

Full Market Value: \$2,500

Minimum Bid: \$100

Inspection: Vacant land. Drive by anytime.



#104 - Rockwell Ave Rear, Town of Wallkill

Rural vacant land.

Tax Map: 38-9-19

Size: 5' x 55'

School District: Middletown CSD

Full Market Value: \$800

Minimum Bid: \$100

Inspection: May not have road access.



#105 - Silver Lake Sctn Rd, Town of Wallkill

Residential vacant land.

Tax Map: 40-1-17.4

Size: 7.50 +/- Acre

School District: Middletown CSD

Full Market Value: \$155,400

Minimum Bid: \$23,200

Inspection: Vacant land. Drive by anytime.



#106 - Rte 211 W, Town of Wallkill

Residential vacant land.

Tax Map: 49-1-14.1

Size: 18' x 8'

School District: Minisink Valley CSD

Full Market Value: \$800

Minimum Bid: \$500

Inspection: May not have road access.



#107 - Excelsior Ave (Rear), Town of Wallkill

Residential vacant land.

Tax Map: 76-1-11

Size: 20' x 2'

School District: Middletown CSD

Full Market Value: \$800

Minimum Bid: \$100

Inspection: May not have road access.



#108 - 176 Ridgewood Ave, Town of Wallkill

Single family residence, 1.7 story, Cape Cod style, built 1926 +/-, 1408 +/- sq. ft., 3BR/1BA, enclosed porch, detached garage. Fire damage.

Tax Map: 76-2-7

Size: 100' x 125'

School District: Middletown CSD

Full Market Value: \$289,300

Minimum Bid: \$43,000

Inspection: See web for photos.



#109 - 34 Kent Ct, Town of Wallkill

Single family residence, 2 story, Townhouse style, built 1992 +/-, 1115 +/- sq. ft., 2BR/2.5BA.

Tax Map: 100-2-2.-26

Size: 0.01 +/- Acre

School District: Middletown CSD

Full Market Value: \$164,500

Minimum Bid: \$17,600

Inspection: See web for photos.



#110 - West Street, Village of Warwick, Town of Warwick

Residential vacant land.

Tax Map: 209-1-3

Size: 60' x 22'

School District: Warwick CSD

Full Market Value: \$1,300

Minimum Bid: \$100

Inspection: May not have road access.



#111 - Ball Rd & Ridgefield Rd, Village of Warwick, Town of Warwick

Residential vacant land.

Tax Map: 219-1-2.1

Size: 129' x 366'

School District: Warwick Valley CSD

Full Market Value: \$36,600

Minimum Bid: \$6,500

Inspection: Vacant land. Drive by anytime.



#112 - Round Hill Rd (Rr), Town of Warwick

Mucklands.

Tax Map: 8-1-28.1

Size: 1.00 +/- Acre

School District: Florida Lake CSD

Full Market Value: \$3,900

Minimum Bid: \$900

Inspection: Vacant land. Drive by anytime.



#113 - Blooms Corners Rd, Town of Warwick

Rural vacant land.

Tax Map: 26-1-54

Size: 1.90 +/- Acre

School District: Warwick Valley CSD

Full Market Value: \$10,500

Minimum Bid: \$1,600

Inspection: Vacant land. Drive by anytime.



#114 - 202 Bellvale-Lakes Rd, Town of Warwick

Rural residence, 1.7 story, Cape Cod style, built 1955 +/-, 1322 +/- sq. ft., 2BR/1BA, Cabin bungalow.

Tax Map: 47-1-66

Size: 25.00 +/- Acre

School District: Warwick Valley CSD

Full Market Value: \$555,600

Minimum Bid: \$21,000

Inspection: Occupied. Drive by anytime.



#115 - Skytop Tr, Town of Warwick

Residential vacant land.

Tax Map: 73-1-18.1

Size: 127' x 118'

School District: Greenwood Lake CSD

Full Market Value: \$6,500

Minimum Bid: \$3,100

Inspection: Vacant land. Drive by anytime.



#116 - 16 Julie Ln (N of Jersey Ave.), Town of Warwick

Residential vacant land.

Tax Map: 74-4-20

Size: 20' x 101'

School District: Greenwood Lake CSD

Full Market Value: \$1,300

Minimum Bid: \$100

Inspection: May not have road access.



#117 - 29 Broadview Dr, Town of Warwick

Single family residence, 1 story, Ranch style, built 1952 +/-, 1368 +/- sq. ft., 2BR/1BA, porch.

Tax Map: 76-1-93

Size: 55' x 100'

School District: Greenwood Lake CSD

Full Market Value: \$291,500

Minimum Bid: \$38,100

Inspection: See web for photos.



#118 - Bluff Ave, Town of Warwick

Residential vacant land.

Tax Map: 77-6-6

Size: 60' x 199'

School District: Greenwood Lake CSD

Full Market Value: \$45,800

Minimum Bid: \$6,100

Inspection: Vacant land. Drive by anytime.



#119 - Co Rt 49, Town of Wawayanda

Residential vacant land.

Tax Map: 11-1-7.1

Size: 6.50 +/- Acre

Full Market Value: \$70,300

Inspection: Vacant land. Drive by anytime.

School District: Minisink Valley CSD

Minimum Bid: \$6,800



#120 - Greeves Rd, Town of Wawayanda

Rural vacant land.

Tax Map: 12-1-37.1

Size: 50.60 +/- Acre

Full Market Value: \$342,300

Inspection: Vacant land. Drive by anytime.

School District: Goshen CSD

Minimum Bid: \$43,000



#121 - 44 Delmar Hill Rd, Town of Wawayanda

Single family residence, 2 story, Old style, built 1930 +/-, 2160 +/- sq. ft., 4BR/1.5BA, porches, attached garage. In Agricultural District.

Tax Map: 21-1-6

Size: 1.00 +/- Acre

Full Market Value: \$409,000

Inspection: Occupied. Drive by anytime.

School District: Minisink Valley CSD

Minimum Bid: \$48,800



#122 - W W S Trwy W, Village of Woodbury, Town of Woodbury

Vacant land.

Tax Map: 201-1-3.1

Size: 1.10 +/- Acre

Full Market Value: \$2,000

Inspection: Vacant land. Drive by anytime.

School District: Cornwall CSD

Minimum Bid: \$700



#123 - 14 Fordham Ln, Village of Woodbury, Town of Woodbury

Residential vacant land.

Tax Map: 245-1-90

Size: 86' x 81'

Full Market Value: \$33,400

Inspection: Vacant land. Drive by anytime.

School District: Monroe Woodbury CSD

Minimum Bid: \$5,800



#124 - 4 Berkeley Ct, Village of Woodbury, Town of Woodbury

Residential vacant land.

Tax Map: 245-1-146

Size: 71' x 149'

Full Market Value: \$37,400

Inspection: Vacant land. Drive by anytime.

School District: Monroe Woodbury CSD

Minimum Bid: \$6,500



#125 - 7 Getzil Berger Blvd, Village of Kiryas Joel, Town of Palm Tree

Commercial vacant land.

Tax Map: 302-2-4.13

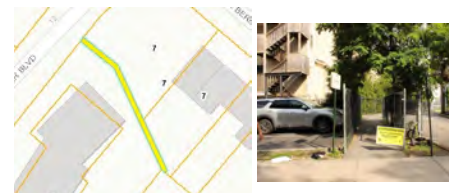
Size: 0.02 +/- Acre

Full Market Value: \$900

Inspection: Vacant land. Drive by anytime.

School District: Kiryas Joel SD

Minimum Bid: \$400



#126 - 8 Kahan Dr Unit 102, Village of Kiryas Joel, Town of Palm Tree

Single family residence, 1 story, Other style, built 1987 +/-, 1211 +/- sq. ft., 3BR/2BA.

Tax Map: 323-9-1.-2

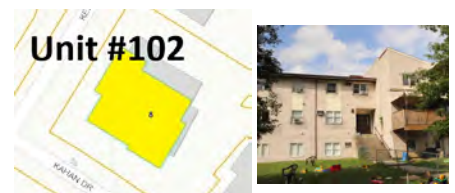
Size: 0.01 +/- Acre

Full Market Value: \$121,900

Inspection: Occupied. Drive by anytime.

School District: Kiryas Joel SD

Minimum Bid: \$18,600



#127 - 4 Kahan Dr Unit 201, Village of Kiryas Joel, Town of Palm Tree

Single family residence, 1 story, Other style, built 1987 +/-, 1055 +/- sq. ft., 2BR/1BA.

Tax Map: 323-9-1.-15

Size: 0.01 +/- Acre

School District: Kiryas Joel SD

Full Market Value: \$142,100

Minimum Bid: \$18,000

Inspection: Occupied. Drive by anytime.

**#128 - 27 Dinev Rd, Unit 003, Village of Kiryas Joel, Town of Palm Tree**

Single family residence, 1 story, Other style, built 2013 +/-, 921 +/- sq. ft.

Tax Map: 347-1-1.-89

Size: 0.01 +/- Acre

School District: Kiryas Joel SD

Full Market Value: \$93,000

Minimum Bid: \$8,500

Inspection: Occupied. Drive by anytime.



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

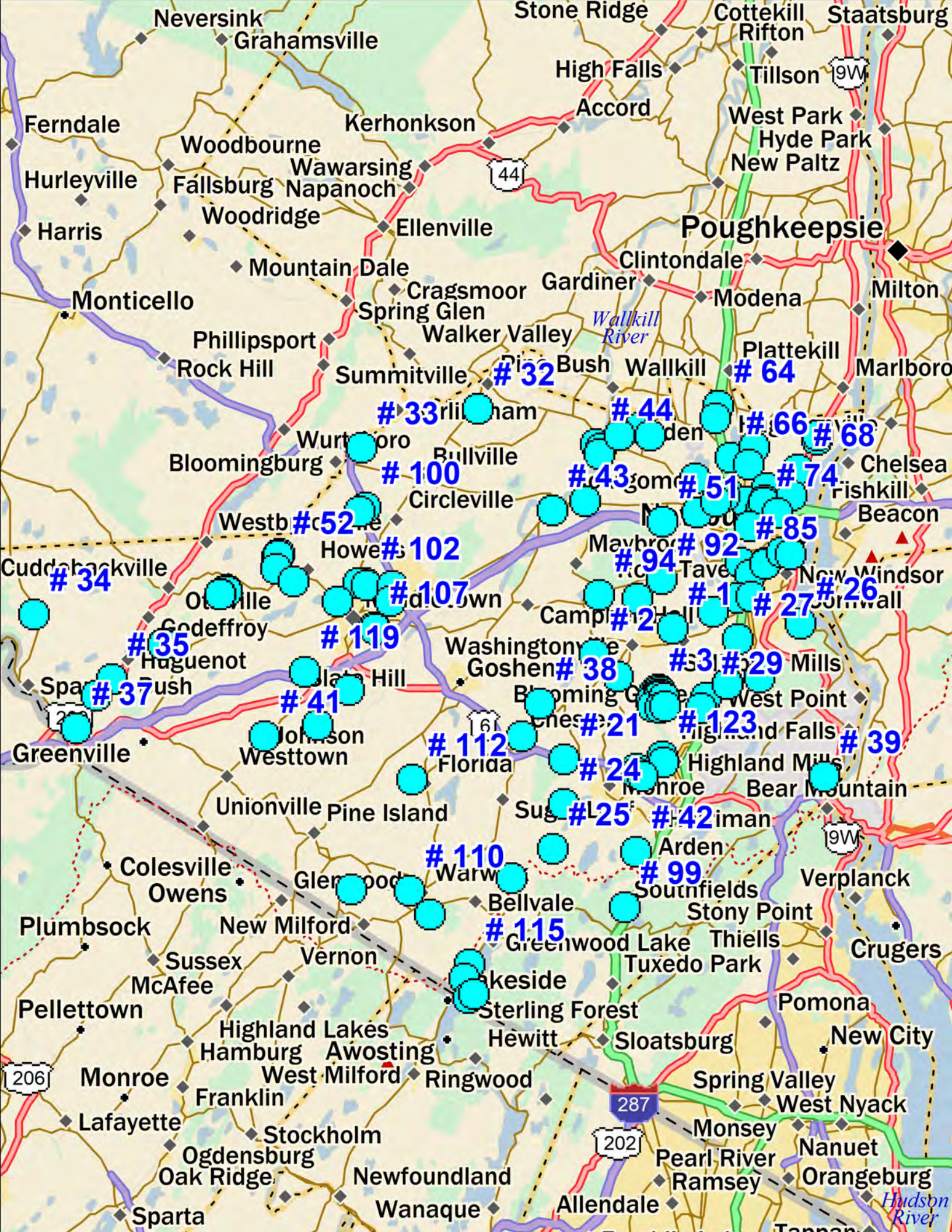
Bid amount	\$800.00
11% Buyer's Premium	88.00
Total contract price:	\$888.00
Minimum of \$1,000 or 20% of total contract price (whichever is greater) due at auction (see below*):	\$1,000.00

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.



SAMPLE CONTRACT OF SALE



The NYSAuctions.com Team
POB 1739
Pleasant Valley, NY 12569
800-243-0061

Orange County Tax Foreclosure Real Estate

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: 9/2/2026

I hereby agree to purchase the property known as Auction Property No: 1 located in the **Town of Goshen**, Tax Map No: **000.00-0-0.00** and agree to pay the bid price of \$20,000.00 plus the 11% Buyer's Premium of \$2,200.00 together with closing costs, school tax, and village tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract.

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

I have deposited with Orange County Commissioner of Finance the sum of \$4,440.00 as a down payment, to apply to the purchase price. Said down payment shall be returned to the PURCHASER forthwith upon notice by County of Orange 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
9/2/26	\$4,440.00	Credit Card

Receipt of \$4,440.00 deposit is hereby acknowledged.

By: _____
Orange County Commissioner of Finance

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

Seller:

The Foregoing offer is:

1. Accepted on _____
2. Rejected on _____

Orange County Finance Department
255 Main Street
Goshen, NY 10924
PHONE: (845) 291-2485
By: Kerry Gallagher, Orange County
Commissioner of Finance

Recap:

Bid Price:	\$20,000.00
Buyer's Premium:	\$2,200.00
Surcharge, Warwick CPF fee:	\$5.00
School/City/Village Tax:	n/a
Town/County Tax:	0.00
NYS Transfer Tax:	n/a
Filing Fee - RP-5217 & County Clerk Fee:	\$305.00
SUB TOTAL:	\$22,510.00
Less Down Payment:	\$4,440.00
Balance Due by: October 2, 2026 in cash or bank check:	\$18,070.00

Payable to Orange County Commissioner of Finance. Time is of the essence.

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, August 31, 2026. NO EXCEPTIONS.

3. INTERNET BIDDING through our Provider is offered as a service to our customers, and bidders shall not hold Orange 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 for credit card deposits and 10% buyer's premium for down payment by bank check or money order in addition to the accepted purchase 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 MONDAY, August 31, 2026 AT 4PM TO RECEIVE 10% BUYER'S PREMIUM. NO EXCEPTIONS.

3. The County of Orange 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 Orange 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 Orange 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 and State 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 and/or State Tax Liens.

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 Orange makes no representation to intended use of the premises.

11. THE COUNTY OF ORANGE 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 Orange. No rent to these premises is being collected by the County of Orange. After delivery of the Quit Claim deed, the Purchaser assumes all responsibility for obtaining possession of the premises, including any necessary eviction proceedings. PLEASE NOTE: All bidders are advised that the properties are sold subject to the rights of tenants or persons otherwise occupying the properties, if any. Responsibility to evict any tenants or take similar action concerning occupancy of the premises is the sole responsibility of the bidder. Eviction proceedings are subject to NYS law including any Executive Orders of the Governor and Administrative Orders of the NYS court system.

13. The Purchaser shall be responsible for the payment of 2027 COUNTY/TOWN taxes; 2026-2027 VILLAGE taxes which may be relieved on the 2027 County/Town bill; 2026-2027 SCHOOL taxes which may be relieved on the 2027 County/Town bill, and the 2026-2027 City School Tax with the exception of the Middletown, Newburgh and Port Jervis CITY school districts which are billed by the city school districts. 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 OTHER MUNICIPAL CHARGES, INCLUDING ANY DEMOLITION CHARGES FOR UNSAFE BUILDINGS. THESE CHARGES ARE THE RESPONSIBILITY OF THE PURCHASER.

16. Orange County acquired title to these properties in accordance with Article 11, of the Real Property Tax Law of the State of New York, and all known rights of redemption under said provisions of law have been extinguished by the tax sale proceedings; and/or as a result of forfeiture.

17. No representation is made as to riparian rights.

18. 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.

19. 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.

20. NO TITLE TO ANY PERSONAL PROPERTY SHALL BE CONVEYED. All parcels are sold "as is." The County of Orange 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.

21. 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.

22. All premises shall be sold separately or in groups at the discretion of the Orange County Commissioner of Finance. The Auctioneer/ Broker reserves the right to offer parcels individually, in combination.

23. Orange County reserves the right to reject any bid and/or all offers. Orange County may withdraw any parcel from the auction before the start of bidding without prior notice.

24. Prior owners, immediate family members of prior owners or representatives of prior owners may bid assuming the bid amount exceeds the back taxes and all necessary auction and filing fees are paid at the auction and prior to closing.

25. In the event that a sale is cancelled by Court Order or judgment or by the Orange 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.

26. 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.

27. At the time the premises are struck down, the successful bidder will be required to pay bank check or money order, made payable to the "Orange County Commissioner of Finance," 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. 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 Orange County Commissioner of Finance. 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/Orange 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).

28. The Purchaser shall pay all closing fees which shall consist of (a) filing Fee for the Real Property Transfer Report [\$190.00 if the parcel classification code is 100-199, 200-299 or 411-C; \$305.00 for all parcels otherwise classified]; and all other fees and surcharges required by the Orange County Clerk for recording of the deed.

29. 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.

30. 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 Orange. All bidders are required to register and provide suitable personal identification prior to the auction. Auctioneer reserves the right to decline registration if identification is not sufficient. Individuals acting on behalf of others, 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.

31. The balance of the purchase price shall be paid to the Orange County Commissioner of Finance at her office at 255 Main Street, 3rd Floor, Goshen, NY 10924 between the hours of 9:00 A.M. and 4:00 P.M. on or before Friday, October 2, 2026. Payment (bank or teller's check, or money order made payable to the Commissioner of Finance) can be mailed to the Commissioner of Finance Office at 255 Main Street, Goshen, NY 10924. Cash payments can be made in person at the Government Center. Purchasers mailing or dropping off their payments will be mailed a receipt. On receipt of the total purchase price, the Commissioner of Finance shall give a receipt for such payment. After completion of payment, Quit Claim deed shall be filed in the office of the Orange County Clerk.

32. 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, as was reflected in the bidder's registration form. No third-party bidding will be accepted.

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

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

35. Orange County shall not be obligated to send any further notice to the Purchaser. If the Purchaser fails to pay the total Friday, October 2, 2026, the down payment as provided in paragraph 27 shall be forfeited to the County of Orange as liquidated damages and the property may be re-sold as if no previous sale had occurred.

36. The Purchaser may not take possession or enter on the property until delivery of the deed for the property purchased.

37. Auctioneer reserves the right to bid on behalf of buyer and/or seller.

38. IF A PERSON OWES ANY DELINQUENT TAXES TO ORANGE 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.

ATTENTION ORANGE COUNTY EMPLOYEES & ELECTED OFFICIALS: As per Orange County Ethics Law, people involved in the following departments are precluded from bidding at the Orange County Auction: a) County Executive's Office, b) Law Department, c) Finance, d) Real Property Tax Services Agency, e) Legislature, f) Orange County Planning Department. If you are unsure that you are allowed to bid, a list of precluded county positions is available on NYSAuctions.com and at the registration table upon request.

I HAVE READ, UNDERSTAND AND AGREE TO THE TERMS OF SALE.

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 representation. A seller or buyer provide advance informed consent to dual agency with designated sales agent 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)

(☒) Seller's Agent

(☐) Broker's Agent

(☐) Buyer as a (check relationship below)

(☐) Buyer'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 buyer; and _____ is appointed to represent the seller in this transaction.

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



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



Date: _____

Date: _____

LEAD PAINT DISCLOSURE

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

Lead Warning Statement

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

Seller's Disclosure

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

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

(ii) ☒ 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) _____ 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 Kerry Gallagher, Commissioner of Finance

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

Jennifer Gallman, Absolute Auctions & Realty, Inc.

Date

Agent

Date



Division of Licensing Services

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

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

New York State Housing Discrimination Disclosure Form

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

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

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

YOU HAVE THE RIGHT TO FILE A COMPLAINT

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

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

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

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

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



Division of Licensing Services

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

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

New York State Housing Discrimination Disclosure Form

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

This form was provided to me by Jennifer Gableman, Broker (print name of Real Estate Salesperson/
Broker) of Absolute Auctions & Realty, Inc. (print name of Real Estate company, firm or brokerage)

(I)(We) _____

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

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

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

AArauctions.com

2026 Auction Calendar*

Franklin County - Live & Online
Wednesday, July 29
Clinton County - Online Only
Friday, August 7
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
Otsego County - Online Only
Wednesday, September 30
Onondaga County - Online Only
Thursday, October 8
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, Orleans County & more

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