

2026

Sullivan County Tax Foreclosure Real Estate Auction

Online Ending Wednesday,
September 16 at 10AM
Bidding opens Monday,
September 14 at 10AM



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3 Complete Internet Bidding
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#1 - Lakeside Ave, Town of Bethel

Road/Street/Highway.

Tax Map: 5.-5-16

Size: 1.06 +/- Acres

Full Market Value: \$300

Inspection: Vacant Land. Drive by anytime.

School District: Sullivan West CSD



#2 - 438 Lt Brender Hwy, Town of Bethel

Mobile home.

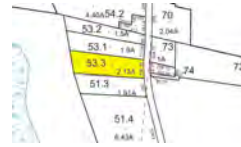
Tax Map: 9.-1-53.3

Size: 2.13 +/- Acres

Full Market Value: \$99,900

Inspection: Occupied. Drive by anytime.

School District: Liberty CSD



#3 - Old Tacy Rd, Town of Bethel

Rural vacant land.

Tax Map: 12.-1-14.14

Size: 11.54 +/- Acres

Full Market Value: \$55,400

Inspection: Vacant Land. Drive by anytime.

School District: Liberty CSD



#4 - 623 Lt Brender Hwy, Town of Bethel

Mobile home.

Tax Map: 14.-1-17.8

Size: 5.01 +/- Acres

Full Market Value: \$99,300

Inspection: Online only. See web for photos.

School District: Liberty CSD



#5 - 29 Lynn Dr, Town of Bethel

Mobile home.

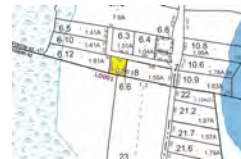
Tax Map: 17.-1-6.6

Size: 150' x 150'

Full Market Value: \$133,200

Inspection: Online only. See web for photos.

School District: Liberty CSD



#9 - 120 W Oak St, Town of Bethel

Seasonal residence, 1 story, Cottage style, built 1940 +/-, 540+/- sq. ft., 2BR/1BA.

Tax Map: 41.-5-8

Size: 50' x 100'

Full Market Value: \$123,700

Inspection: Drive by anytime.

School District: Monticello CSD



#10 - Maple Ave, Town of Bethel

Residential vacant land.

Tax Map: 42.-1-1

Size: 69.1' x 100'

Full Market Value: \$2,700

Inspection: May not have road access.

School District: Monticello CSD



#11 - 55 Beech St, Town of Bethel

Residential vacant land.

Tax Map: 43.-6-19

Size: 50' x 100'

Full Market Value: \$31,200

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD



#12 - Pine St, Town of Bethel

Residential vacant land.

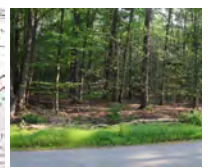
Tax Map: 43.-11-9.1

Size: 125' x 100'

Full Market Value: \$5,900

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD



#13 - Highland Dr, Town of Bethel

Residential vacant land.

Tax Map: 43.-15-11

Size: 150' x 100'

Full Market Value: \$5,300

Inspection: May not have road access.

School District: Monticello CSD



#14 - Galia St, Town of Bethel

Residential vacant land.

Tax Map: 43.-19-3

Size: 100' x 200'

Full Market Value: \$7,400

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD



#15 - Highland Dr, Town of Bethel

Residential vacant land. Adjacent to Lot #16.

Tax Map: 43.-19-5

Size: 1.38 +/- Acres

Full Market Value: \$21,200

Inspection: May not have road access.

School District: Monticello CSD



#16 - Highland Dr, Town of Bethel

Residential vacant land. Adjacent to Lot #15.

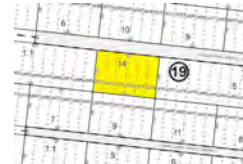
Tax Map: 43.-19-14

Size: 150' x 100'

Full Market Value: \$5,300

Inspection: May not have road access.

School District: Monticello CSD



#17 - Galia St, Town of Bethel

Residential vacant land. Adjacent to Lot #18.

Tax Map: 43.-22-1.4

Size: 100' x 100'

Full Market Value: \$5,300

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD



#18 - Glenwild Dr, Town of Bethel

Residential vacant land. Adjacent to Lot #17.

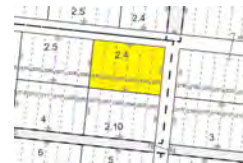
Tax Map: 43.-22-2.4

Size: 100' x 100'

Full Market Value: \$3,500

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD



#21 - Starlight Dr, Town of Bethel

Residential vacant land.

Tax Map: 50.-11-1

Size: 200' x 100'

Full Market Value: \$7,700

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD



#22 - 114 Laura Ave, Town of Bethel

Single family residence, 1 story, Old style, built 1939 +/-, 1336 +/- sq. ft., 3BR/1BA.

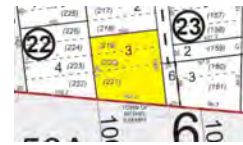
Tax Map: 50.-22-3

Size: 106.8' x 100'

Full Market Value: \$94,300

Inspection: Online only. See web for photos.

School District: Monticello CSD



#23 - Eldridge St, Town of Bethel

Residential vacant land.

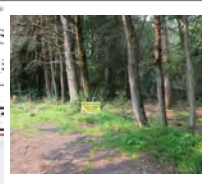
Tax Map: 50.-23-3

Size: 66' x 88.3'

Full Market Value: \$2,700

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD



#24 - Pine Grove Rd, Town of Bethel

Rural vacant land.

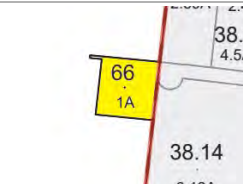
Tax Map: 55.A-1-66

Size: 1.02 +/- Acres

Full Market Value: \$17,700

Inspection: May not have road access.

School District: Monticello CSD



#25 - Mocking Bird Trl, Town of Bethel

Residential vacant land.

Tax Map: 51.A-6-2

Size: 138' x 115'

Full Market Value: \$3,200

Inspection: May not have road access.

School District: Monticello CSD



#26 - Mocking Bird Trl, Town of Bethel

Residential vacant land.

Tax Map: 51.A-6-5

Size: 138' x 115'

Full Market Value: \$3,200

Inspection: May not have road access.

School District: Monticello CSD

**#27 - Mocking Bird Trl, Town of Bethel**

Residential vacant land.

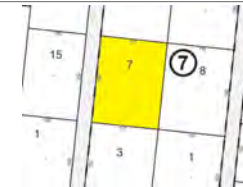
Tax Map: 51.A-7-7

Size: 150' x 117'

Full Market Value: \$3,500

Inspection: May not have road access.

School District: Monticello CSD

**#28 - Hummingbird Trl, Town of Bethel**

Residential vacant land.

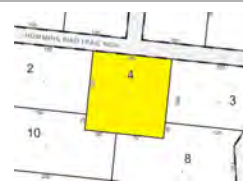
Tax Map: 51.A-11-4

Size: 125' x 125'

Full Market Value: \$3,200

Inspection: May not have road access.

School District: Monticello CSD

**#29 - Swallow Trl, Town of Bethel**

Residential vacant land.

Tax Map: 51.A-11-6

Size: 100' x 200'

Full Market Value: \$4,100

Inspection: May not have road access.

School District: Monticello CSD

**#30 - Swallow Trl, Town of Bethel**

Residential vacant land.

Tax Map: 51.A-11-11

Size: 100' x 200'

Full Market Value: \$4,100

Inspection: May not have road access.

School District: Monticello CSD

**#31 - Dove Trl, Town of Bethel**

Residential vacant land.

Tax Map: 51.A-12-8

Size: 120' x 195'

Full Market Value: \$4,400

Inspection: May not have road access.

School District: Monticello CSD

**#32 - Pine Grove Rd, Town of Bethel**

Residential vacant land.

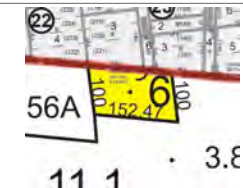
Tax Map: 55.C-1-6

Size: 152.47' x 100'

Full Market Value: \$10,000

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD

**#33 - 12 Lovett Ln, Village of Jeffersonville, Town of Callicoon**

Single family residence, 2 story, Old style, built 1949 +/-, 2288 +/- sq. ft., 3BR/2BA.

Tax Map: 106.-1-34.2

Size: 76' x 155'

Full Market Value: \$212,100

Inspection: Occupied. Drive by anytime.

School District: Sullivan West CSD

**#34 - 746 Stump Pond Rd, Town of Callicoon**

Single family residence, 1.5 story, Cape Cod style, built 1997 +/-, 2176 +/- sq. ft., 4BR/2BA.

Tax Map: 9.-1-14.9

Size: 3.00 +/- Acres

Full Market Value: \$392,400

Inspection: Occupied. Drive by anytime.

School District: Rockland CSD

**#35 - 888 New Turnpike Rd, Town of Cochecton**

Single family residence, 2 story, Contemporary style, built 1999 +/-, 1759 +/- sq. ft., 3BR/2BA.

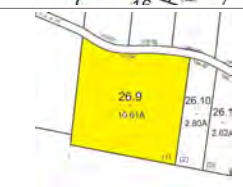
Tax Map: 2.-1-26.9

Size: 10.61 +/- Acres

Full Market Value: \$352,344

Inspection: Occupied. Drive by anytime.

School District: Sullivan West CSD



#40 - State Rte 97, Town of Delaware

Road/Street/Highway

Tax Map: 25.A-2-10

Size: 3.75 +/- Acres

Full Market Value: \$2,653

Inspection: Vacant Land. Drive by anytime.

School District: Sullivan West CSD

**#41 - Rose Rd Tr 97, Town of Fallsburg**

Rural vacant land.

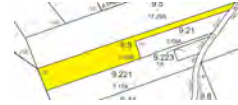
Tax Map: 3.-1-9.9

Size: 5.93 +/- Acres

Full Market Value: \$45,300

Inspection: Vacant Land. Drive by anytime.

School District: Tri-Valley SCD

**#42 - Rose Rd Tr 97, Town of Fallsburg**

Rural vacant land.

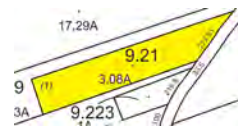
Tax Map: 3.-1-9.21

Size: 3.08 +/- Acres

Full Market Value: \$56,600

Inspection: Vacant Land. Drive by anytime.

School District: Tri-Valley SCD

**#43 - 191 Rose Rd, Town of Fallsburg**

Single family residence, 1 story, Bungalow style, built 1947 +/-, 1428 +/- sq. ft., 3BR/1BA. In Agricultural District.

Tax Map: 3.-1-13

Size: 5.05 +/- Acres

Full Market Value: \$237,700

Inspection: Occupied. Drive by anytime.

School District: Tri-Valley SCD

**#44 - Deer Run Ln, Town of Fallsburg**

Rural vacant land.

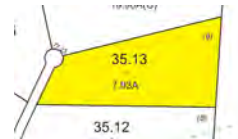
Tax Map: 5.-1-35.13

Size: 7.93 +/- Acres

Full Market Value: \$64,200

Inspection: Vacant land. Drive by anytime.

School District: Tri-Valley SCD

**#47 - 136 Olympic Ln Unit 30, Town of Fallsburg**

Single family residence, 2 story, Duplex style, built 2015 +/-, 2310 +/- sq. ft., 5BR/3.5BA.

Tax Map: 11.-1-11.2/1502

Size: 0.01 +/- Acres

Full Market Value: \$246,400

Inspection: Occupied. Drive by anytime.

School District: Liberty CSD

**#49 - Hasbrouck A Rd, Town of Fallsburg**

Residential vacant land.

Tax Map: 13.-1-13

Size: 41.5' x 56.5'

Full Market Value: \$5,300

Inspection: May not have road access.

School District: Fallsburg CSD

**#50 - State Route 52, Town of Fallsburg**

Residential vacant land.

Tax Map: 17.-1-37.9

Size: 20' x 144.42'

Full Market Value: \$400

Inspection: Vacant Land. Drive by anytime.

School District: Fallsburg CSD

**#52 - 20 Broadway, Town of Fallsburg**

Vacant land.

Tax Map: 19.-12-8

Size: 70' x 115'

Full Market Value: \$18,500

Inspection: Vacant Land. Drive by anytime.

School District: Fallsburg CSD

**#54 - Cranberry Rd, Town of Fallsburg**

Residential vacant land.

Tax Map: 31.B-1-9

Size: 0.85 +/- Acres

Full Market Value: \$22,600

Inspection: Vacant Land. Drive by anytime.

School District: Fallsburg CSD



#55 - 20 Thompson St, Town of Fallsburg

Residential vacant land.

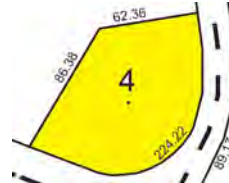
Tax Map: 34.-8-4

Size: 0.23 +/- Acres

School District: Fallsburg CSD

Full Market Value: \$18,500

Inspection: Vacant Land. Drive by anytime.

**#56 - 6 Red Maple Ct, Unit 33, Town of Fallsburg**

Apartment, 1 story, Other style, built 2007 +/-, 765 +/- sq. ft., 2BR/2BA.

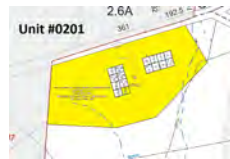
Tax Map: 48.-3-10.2/0201

Size: 0.01 +/- Acres

School District: Fallsburg CSD

Full Market Value: \$98,100

Inspection: Occupied. Drive by anytime.

**#58 - Lincoln Rd, Town of Fallsburg**

Residential vacant land.

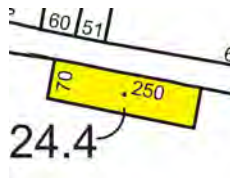
Tax Map: 56.-1-24.4

Size: 250' x 70'

School District: Fallsburg CSD

Full Market Value: \$10,600

Inspection: Vacant Land. Drive by anytime.

**#59 - Weisshorn St, Town of Fallsburg**

Rural vacant land.

Tax Map: 58.G-2-1

Size: 0.23 +/- Acres

School District: Fallsburg CSD

Full Market Value: \$3,800

Inspection: May not have road access.

**#60 - S of State Route 42, Town of Fallsburg**

Rural vacant land.

Tax Map: 60.-1-81.9

Size: 90' x 59.2'

School District: Fallsburg CSD

Full Market Value: \$10,900

Inspection: Vacant Land. Drive by anytime.

**#61 - 710 Marsh Rd, Town of Fallsburg**

Single family residence, 1 story, Raised ranch style, built 1994 +/-, 1056 +/- sq. ft., 3BR/2BA.

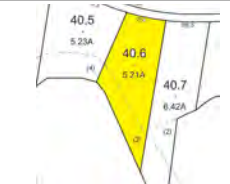
Tax Map: 63.-1-40.6

Size: 5.21 +/- Acres

School District: Fallsburg CSD

Full Market Value: \$339,200

Inspection: Online only. See web for photos.

**#62 - Sackett Lake Rd, Town of Forestburgh**

Residential vacant land. Adjacent to Lot #159.

Tax Map: 12.-1-4

Size: 1.00 +/- Acres

School District: Monticello CSD

Full Market Value: \$23,300

Inspection: Vacant Land. Drive by anytime.

**#63 - State Route 42, Town of Forestburgh**

Rural vacant land. Adjacent to Lot #64.

Tax Map: 24.-1-30.1

Size: 42.70 +/- Acres

School District: Monticello CSD

Full Market Value: \$198,500

Inspection: Vacant Land. Drive by anytime.

**#64 - 2566 State Route 42, Town of Forestburgh**

Single family residence, 2 story, Colonial style, built 1963 +/-, 2004 +/- sq. ft., 2BR/1.5BA, porches, detached garage, pole barn. Adjacent to Lot #63.

Tax Map: 24.-1-30.2

Size: 5.00 +/- Acres

School District: Monticello CSD

Full Market Value: \$283,300

Inspection: Occupied. Drive by anytime.

**#65 - Cr93, Town of Fremont**

Rural vacant land.

Tax Map: 8.-1-8.1

Size: 11.52 +/- Acres

School District: Rockland CSD

Full Market Value: \$163,077

Inspection: Vacant Land. Drive by anytime.



#82 - 68 Corrigan Rd, Town of Liberty

Single family residence, 2 story, Old style, built 1930 +/-, 1404 +/- sq. ft., 3BR/1.5BA, garage with apartment.

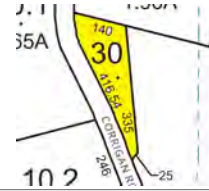
Tax Map: 35.-1-30

Size: 0.97 +/- Acres

School District: Liberty CSD

Full Market Value: \$258,300

Inspection: Occupied. Drive by anytime.

**#83 - 63 Front St, Unit 18, Town of Liberty**

Single family residence, 2 story, Condo style, built 2007 +/-, 2646 +/- sq. ft., 4BR/3BA, porch.

Tax Map: 36.-1-59.1/0902

Size: 0' x 0'

School District: Liberty CSD

Full Market Value: \$314,900

Inspection: Occupied. Drive by anytime.

**#84 - 57 Kelly Bridge Rd, Town of Liberty**

Single family residence, 1 story, Manufactured housing style, built 1989 +/-, 1742 +/- sq. ft., 4BR/2BA, porches, detached garage.

Tax Map: 40.-1-10.10

Size: 2.79 +/- Acres

School District: Liberty CSD

Full Market Value: \$226,100

Inspection: Occupied. Drive by anytime.

**#86 - Shore Rd, Town of Liberty**

Residential vacant land. Waterfront on Swan Lake.

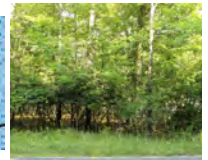
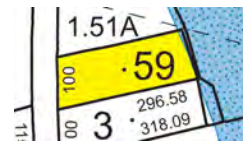
Tax Map: 44.-1-59

Size: 0.60 +/- Acres

School District: Liberty CSD

Full Market Value: \$84,600

Inspection: Vacant Land. Drive by anytime.

**#87 - 4724 State Route 55, Town of Liberty**

Fast food, 2 story, built 1980 +/-, 1680 +/- sq. ft., building 2; 1 story, built 1940 +/-, 2210 +/- sq. ft.

Tax Map: 46.-1-41

Size: 0.49 +/- Acres

School District: Liberty CSD

Full Market Value: \$148,400

Inspection: Online only. See web for photos.

**#93 - Delaware Trl, Town of Lumberland**

Residential vacant land. 6.-5-9, 6.-5-10, 6.-5-11 & 6.-5-12 now combined into one tax lot known as: 6.-5-12

Tax Map: 6.-5-12

Size: 0.52 +/- Acres

School District: Eldred CSD

Full Market Value: \$24,365

Inspection: Vacant Land. Drive by anytime.

**#96 - Delaware Trl, Town of Lumberland**

Residential vacant land.

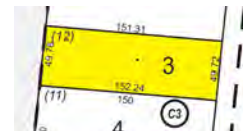
Tax Map: 6.-10-3

Size: 0.17 +/- Acres

School District: Eldred CSD

Full Market Value: \$9,455

Inspection: Vacant Land. Drive by anytime.

**#98 - Mohawk Trl, Town of Lumberland**

Rural vacant land. 6.-14-6.1 & 6.-14-6.2 now combined into one tax lot known as: 6.-14-6.2

Tax Map: 6.-14-6.2

Size: 0.46 +/- Acres

School District: Eldred CSD

Full Market Value: \$7,636

Inspection: May not have road access.

**#99 - 15 Mohican Trl, Town of Lumberland**

Single family residence, 1 story, Cottage style, built 1967 +/-, 672 +/- sq. ft., 2BR/1BA, porch, attached garage. Stake dock. Waterfront on Mochian Lake. 7.-9-9 & 7.1-17-10 now combined into

Tax Map: 7.-9-9

Size: 0.23 +/- Acres

School District: Eldred CSD

Full Market Value: \$301,819

Inspection: Online only. See web for photos.

**#100 - Mohawk Trl, Town of Lumberland**

Rural vacant land.

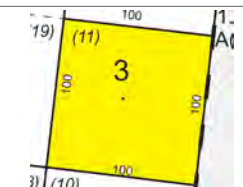
Tax Map: 7.-15-3

Size: 0.23 +/- Acres

School District: Eldred CSD

Full Market Value: \$3,818

Inspection: May not have road access.



#103 - Belair Rd, Town of Lumberland

Rural vacant land. 14.-1-80.15 and 14.-1-80.16 now combined into one tax lot known as: 14.-1-80.16

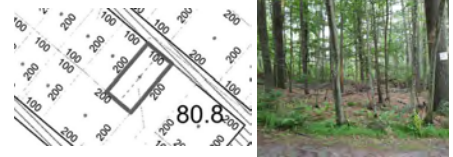
Tax Map: 14.-1-80.16

Size: 100' x 200'

School District: Eldred CSD

Full Market Value: \$19,272

Inspection: Vacant Land. Drive by anytime.

**#105 - McCune Pl, Village of Wurtsboro, Town of Mamakating**

Residential vacant land.

Tax Map: 109.-1-24.1

Size: 0.08 +/- Acres

School District: Monticello CSD

Full Market Value: \$600

Inspection: May not have road access.

**#106 - Painter Hill Rd, Town of Mamakating**

Rural vacant land.

Tax Map: 1.-1-7

Size: 75.00 +/- Acres

School District: Fallsburg CSD

Full Market Value: \$185,000

Inspection: Vacant Land. Drive by anytime.

**#107 - Meyerson Rd, Town of Mamakating**

Rural vacant land. 2.-1-51, 2.-1-71 & 2.-1-75.2 now combined into one tax lot known as: 2.-1-51

Tax Map: 2.-1-51

Size: 19.54 +/- Acres

School District: Ellenville CSD

Full Market Value: \$117,025

Inspection: Vacant Land. Drive by anytime.

**#110 - Red Hill Rd, Town of Mamakating**

Rural vacant land. Adjacent to Lot #107 & 108. 2.-1-73 & 2.-1-72.2 now combined into one tax lot known as: 2.-1-73

Tax Map: 2.-1-73

Size: 150.00 +/- Acres

School District: Ellenville CSD

Full Market Value: \$171,800

Inspection: Vacant Land. Drive by anytime.

**#111 - Phillipsport Rd, Town of Mamakating**

Rural vacant land.

Tax Map: 8.-1-3

Size: 0.34 +/- Acres

School District: Ellenville CSD

Full Market Value: \$1,500

Inspection: May not have road access.

**#112 - 1035 Roosa Gap Rd, Town of Mamakating**

Single family residence, 1 story, Ranch style, built 1958 +/-, 1437 +/- sq. ft., 3BR/1BA, porches.

Tax Map: 9.A-2-24.2

Size: 0.39 +/- Acres

School District: Pine Bush CSD

Full Market Value: \$170,600

Inspection: Online only. See web for photos.

**#114 - Fordham Rd, Town of Mamakating**

Rural vacant land.

Tax Map: 18.-1-15.3

Size: 1.19 +/- Acres

School District: Fallsburg CSD

Full Market Value: \$6,500

Inspection: Vacant Land. Drive by anytime.

**#115 - Sally Dr, Town of Mamakating**

Rural vacant land. Adjacent to Lot #116.

Tax Map: 28.-6-4

Size: 0.23 +/- Acres

School District: Pine Bush CSD

Full Market Value: \$5,300

Inspection: Vacant Land. Drive by anytime.

**#116 - Mary Dr, Town of Mamakating**

Rural vacant land. Adjacent to Lot #115.

Tax Map: 28.-6-9.1

Size: 0.11 +/- Acres

School District: Pine Bush CSD

Full Market Value: \$3,100

Inspection: Vacant Land. Drive by anytime.



#117 - 23-35 Locust Trl, Town of Mamakating

Multiple Cabin/Bungalows style, built 1975 +/-, various sq. ft., porches.

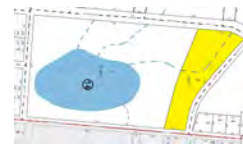
Tax Map: 38.-14-2

Size: 1.00 +/- Acres

School District: Monticello CSD

Full Market Value: \$141,500

Inspection: Online only. See web for photos.

**#118 - Trail Two, Town of Mamakating**

Rural vacant land.

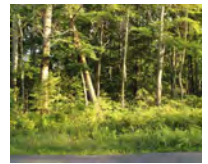
Tax Map: 39.-6-9

Size: 0.51 +/- Acres

School District: Monticello CSD

Full Market Value: \$10,300

Inspection: Vacant Land. Drive by anytime.

**#119 - Firwood Rd S, Town of Mamakating**

Rural vacant land.

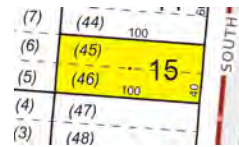
Tax Map: 39.-21-15

Size: 0.09 +/- Acres

School District: Monticello CSD

Full Market Value: \$2,400

Inspection: Vacant Land. Drive by anytime.

**#120 - Hazelwood Rd, Town of Mamakating**

Road/Street/Highway.

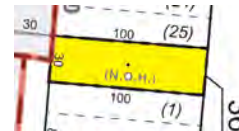
Tax Map: 41.-1-36

Size: 0.07 +/- Acres

School District: Monticello CSD

Full Market Value: \$300

Inspection: May not have road access.

**#121 - Ivy Rd, Town of Mamakating**

Road/Street/Highway.

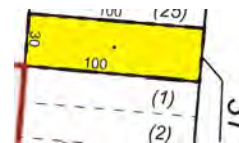
Tax Map: 41.-1-37

Size: 0.07 +/- Acres

School District: Monticello CSD

Full Market Value: \$300

Inspection: May not have road access.

**#123 - Trail One, Town of Mamakating**

Rural vacant land.

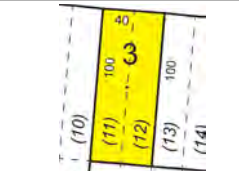
Tax Map: 42.-5-3

Size: 40' x 100'

School District: Monticello CSD

Full Market Value: \$2,400

Inspection: Vacant Land. Drive by anytime.

**#125 - Rocky Trl, Town of Mamakating**

Rural vacant land. 43.-11-2 & 43.-11-1 now combined into one tax lot known as: 43.-11-2

Tax Map: 43.-11-2

Size: 0.51 +/- Acres

School District: Monticello CSD

Full Market Value: \$10,300

Inspection: May not have road access.

**#126 - 526 Mamakating Rd, Town of Mamakating**

Vacant land with improvement, shed.

Tax Map: 44.-1-52.2

Size: 9.25 Acres

School District: Monticello CSD

Full Market Value: \$8,800

Inspection: Vacant Land. Drive by anytime.

**#127 - Highview Ter, Town of Mamakating**

Vacant rural land.

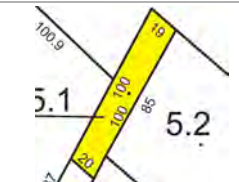
Tax Map: 51.-2-5.1

Size: 0.04 +/- Acres

School District: Pine Bush CSD

Full Market Value: \$300

Inspection: Vacant Land. Drive by anytime.

**#128 - Highview Ter, Town of Mamakating**

Road/Street/Highway.

Tax Map: 51.-4-4

Size: 0.08 +/- Acres

School District: Pine Bush CSD

Full Market Value: \$300

Inspection: Vacant Land. Drive by anytime.



#140 - Howard Beech Rd, Town of Rockland

Rural vacant land.

Tax Map: 38.-1-52

Size: 10.50 +/- Acres

Full Market Value: \$58,600

Inspection: May not have road access.

School District: Rockland CSD

**#141 - Willoughby St, Town of Rockland**

Rural vacant land. Waterfront on Cattail Brook.

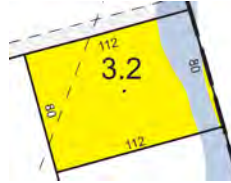
Tax Map: 47.-5-3.2

Size: 80' x 112'

Full Market Value: \$4,100

Inspection: Vacant Land. Drive by anytime.

School District: Rockland CSD

**#142 - Liberty St, Village of Monticello, Town of Thompson**

Multi-residence, Cabin/Bungalows style, porches.

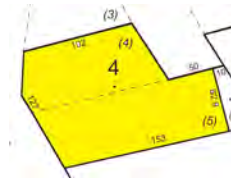
Tax Map: 105.-5-4

Size: 0.35 +/- Acres

Full Market Value: \$115,025

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD

**#143 - 8 Smith St, Village of Monticello, Town of Thompson**

Two family residence, 2 story, Old style, built 1947 +/-, 892 +/- sq. ft., 3BR/2BA, attached garage.

Tax Map: 112.-3-9

Size: 0.25 +/- Acres

Full Market Value: \$155,172

Inspection: Online only. See web for photos.

School District: Monticello CSD

**#146 - Big Woods Rd, Town of Thompson**

Residential vacant land.

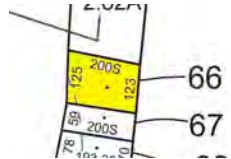
Tax Map: 1.-1-66

Size: 125' x 200'

Full Market Value: \$3,202

Inspection: May not have road access.

School District: Monticello CSD

**#147 - Harris Bushville Rd, Town of Thompson**

Residential vacant land.

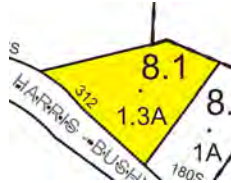
Tax Map: 4.-1-8.1

Size: 1.30 +/- Acres

Full Market Value: \$20,936

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD

**#148 - 47 Lake View Dr, Town of Thompson**

Single family residence, 1 story, Raised ranch style, built 1970 +/-, 2580 +/- sq. ft., 4BR/2BA.

Tax Map: 9.A-3-12

Size: 86.8' x 131.21'

Full Market Value: \$336,946

Inspection: Occupied. Drive by anytime.

School District: Monticello CSD

**#149 - 29 Rock Ridge Dr, Town of Thompson**

Multi-residence, 2.5 story, Old style, built 1930 +/-, 2167 +/- sq. ft., 5BR/2BA, Cabin/bungalow, porch, mobile home, barn.

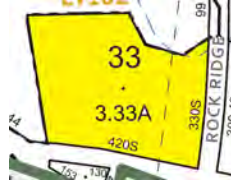
Tax Map: 13.-3-33

Size: 3.32 +/- Acres

Full Market Value: \$236,700

Inspection: Online only. See web for photos.

School District: Monticello CSD

**#150 - Stackhouse Ave, Town of Thompson**

Residential vacant land.

Tax Map: 14.-3-13.1

Size: 0.24 +/- Acres

Full Market Value: \$30,049

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD

**#151 - Starlight Rd, Town of Thompson**

Rural vacant land.

Tax Map: 17.-1-41

Size: 7.00 +/- Acres

Full Market Value: \$61,576

Inspection: Vacant Land. Drive by anytime.

School District: Monticello CSD



#152 - Dartmouth Dr, Town of Thompson

Residential vacant land.

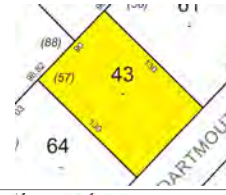
Tax Map: 52.G-1-43

Size: 90' x 130'

School District: Monticello CSD

Full Market Value: \$61,576

Inspection: Vacant Land. Drive by anytime.

**#153 - 12 Avon St, Town of Thompson**

Single family residence, 2 story, Colonial style, built 2004 +/-, 2364+/- sq. ft., 4BR/2.5BA, porches.

Tax Map: 52.H-2-12

Size: 122' x 128'

School District: Monticello CSD

Full Market Value: \$555,172

Inspection: Online only. See web for photos.

**#154 - Cornwall St, Town of Thompson**

Residential vacant land.

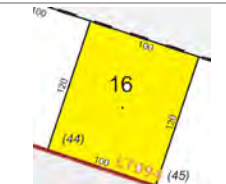
Tax Map: 52.L-3-16

Size: 0.27 +/- Acres

School District: Monticello CSD

Full Market Value: \$8,374

Inspection: May not have road access.

**#155 - Fourth Cir, Town of Thompson**

Residential vacant land.

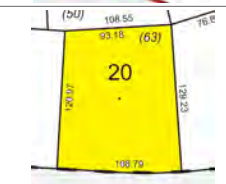
Tax Map: 52.M-2-20

Size: 120.97' x 93.18'

School District: Monticello CSD

Full Market Value: \$8,621

Inspection: May not have road access.

**#156 - Halifax Ln, Town of Thompson**

Residential vacant land.

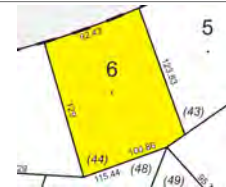
Tax Map: 52.Q-4-6

Size: 92.43' x 123.83'

School District: Monticello CSD

Full Market Value: \$8,621

Inspection: May not have road access.

**#157 - Cleopatra Ln, Town of Thompson**

Residential vacant land.

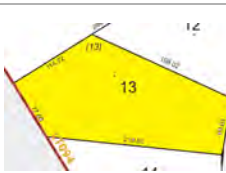
Tax Map: 52.S-1-13

Size: 0.52 +/- Acres

School District: Monticello CSD

Full Market Value: \$9,852

Inspection: Vacant Land. Drive by anytime.

**#158 - Dingle Daisy Rd, Town of Thompson**

Rural vacant land.

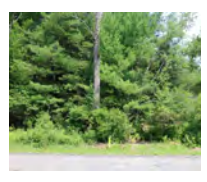
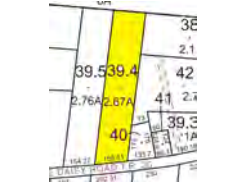
Tax Map: 56.-1-39.4

Size: 2.67 +/- Acres

School District: Monticello CSD

Full Market Value: \$34,483

Inspection: Vacant Land. Drive by anytime.

**#159 - 822 Sackett Lake Rd, Town of Thompson**

Single family residence, 1 story, Old style, built 1890 +/-, 1146+/- sq. ft., 2BR/1BA, mobile home. Adjacent to Lot #62.

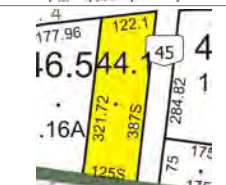
Tax Map: 56.-1-44.1

Size: 1.15 +/- Acres

School District: Monticello CSD

Full Market Value: \$124,384

Inspection: Online only. See web for photos.

**#162 - Twn Rd. 40/Hoffman Rd, Town of Tusten**

Residential vacant land.

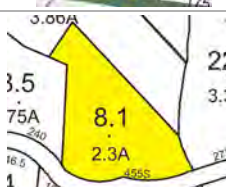
Tax Map: 2.-1-8.1

Size: 2.30 +/- Acres

School District: Sullivan West CSD

Full Market Value: \$51,586

Inspection: Vacant Land. Drive by anytime.

**#163 - Co Rd 25, Town of Tusten**

Rural vacant land.

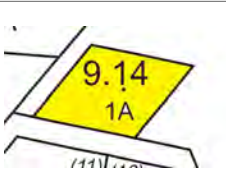
Tax Map: 5.-1-9.14

Size: 1.00 +/- Acres

School District: Sullivan West CSD

Full Market Value: \$29,805

Inspection: Vacant Land. Drive by anytime.



#164 - Co Rd 25, Town of Tusten

Rural vacant land.

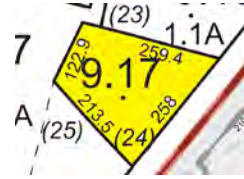
Tax Map: 5.-1-9.17

Size: 1.10 +/- Acres

School District: Sullivan West CSD

Full Market Value: \$22,927

Inspection: Vacant Land. Drive by anytime.

**#165 - 256 Lake Country Ln, Town of Tusten**

Single family residence, 1 story, Old style, built 1948 +/-, 837 +/- sq. ft., 2BR/1BA.

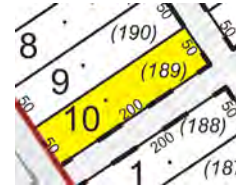
Tax Map: 15.-6-10

Size: 50' x 200'

School District: Sullivan West CSD

Full Market Value: \$95,529

Inspection: Online only. See web for photos.

**#166 - Lake Shore Ln, Town of Tusten**

Residential vacant land.

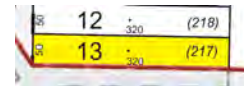
Tax Map: 15.-11-13

Size: 50' x 320'

School District: Sullivan West CSD

Full Market Value: \$14,138

Inspection: Vacant Land. Drive by anytime.

**#167 - 6049 NYS Rt 97, Town of Tusten**

Single family residence, 1 story, Raised ranch style, built 1960 +/-, 960 +/- sq. ft., 3BR/1BA, porch.

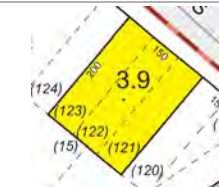
Tax Map: 16.-6-3.9

Size: 150' x 200'

School District: Sullivan West CSD

Full Market Value: \$235,384

Inspection: Drive by anytime.

**#168 - First Ave, Town of Tusten**

Residential vacant land.

Tax Map: 16.-10-3

Size: 50' x 200'

School District: Sullivan West CSD

Full Market Value: \$9,171

Inspection: Vacant Land. Drive by anytime.



Sullivan County Clerk
845-807-0411
Sullivan County Treasurer
845-807-0200
Sullivan County Real Property
845-807-0221
<http://www.co.sullivan.ny.us/>
TOWNS

Bethel 845-583-4350
Callicoon 845-482-5390
Cochecton 845-932-8360
Delaware 845-887-5250
Fallsburg 845-434-8810
Forestburgh 845-794-0611
Fremont 845-887-6605
Highland 845-557-6085
Liberty 845-292-5110
Lumberland 845-856-8600
Mamakating 845-888-3002
Neversink 845-985-2262
Rockland 845-439-4399
Thompson 845-794-2500
Tusten 845-252-7146

VILLAGES

Bloomingburg (Mamakating)
Jeffersonville (Callicoon) 845-482-4275
Liberty (Liberty) 845-292-2250
Monticello (Thompson) 845-794-6130
Woodridge (Fallsburg) 845-434-7447
Wurtsboro (Mamakating) 845-888-2522

Sullivan County, NY Towns & Villages



Sample Calculations of Deposit

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

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

Bid amount	\$800.00
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.

Online Resource Center and Auction Hour Webinars



Article 11 and Buyer Due Diligence

NYS Real Property Tax Foreclosure – Overview of Article 11 and the steps government takes to conduct in rem foreclosure culminating in a deed sale.



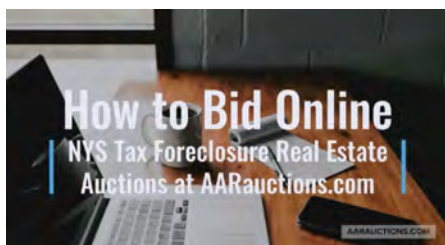
Preparing for Auction and Bidding Strategy

Preparing Yourself for the Auction – finalizing your research and drive-by viewings, establishing “price,” getting your down payment funds & closing funds in order, virtual or actual improved property pre-view and who will be named on the deed.



Registration and Terms of Sale

Registration for Participation – step-by-step procedures for the new online system. Tax Auction Terms – review the general terms typically found at tax auctions.



How to Bid Online

Due Diligence - How to do research



Contract of Sale



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

Sullivan County Tax Foreclosure Auction

CONTRACT OF SALE and RECEIPT OF DEPOSIT

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

Bidder Number: 1
Fed ID Number:

Date: 9/16/2026

I hereby agree to purchase the property known as Auction Property No: X located in the Town of Bethel, Tax Map No: XX.XX-X-X and agree to pay the bid price of \$100,000.00 plus the 10% Buyer's Premium of \$10,000.00 together with closing costs, school tax, and village tax, if applicable, for the said property c 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 t TERMS AND CONDITIONS OF SALE.

I have deposited with Sullivan County Treasurer the sum of \$22,000.00 as a down payment, to apply to the purchase price. Said down payment shall be returned to the PURCHASER forthwith upon notice by Sullivan County 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
9/16/26	\$22,000.00	Credit Card

Receipt of \$22,000.00 deposit is hereby acknowledged.

By: _____
Sullivan County Treasurer

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

Recap:

Seller:

The Foregoing offer is:

- Accepted on _____
- Rejected on _____

Sullivan County Treasurer's Office
100 North Street, POB 5012
Monticello, NY 12701
PHONE: (845) 807-2022

By: _____
Kathleen Lara, Sullivan County Treasurer

Bid Price:	\$100,000.00
Buyer's Premium:	\$10,000.00
Surcharge:	\$20.00
1.5% Advertising Fee (Based on Bid Amount):	\$1,500.00
School/City/Village Tax:	n/a
Town/County Tax:	n/a
NYS Transfer Tax:	\$400.00
Filing Fee - RP-5217:	\$125.00
County Clerk Fee:	\$55.00
SUB TOTAL:	\$112,100.00
Less Down Payment:	\$22,000.00
Balance Due by: October 16, 2025 in cash or bank check:	\$90,100.00

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

Terms & Conditions

Terms and Conditions of the Auction

INTERNET TERMS (in addition to standard terms below):

1. Registration. All bidders are required to register and provide suitable I.D. (photo copy acceptable) prior to the auction, all registrations will take place ONLINE. The Internet Bidding Packet (IBP) will be emailed via electronic link once bidder registers for the auction at NYSAuctions.com. A sample IBP can be found at the top of the auction web listing approximately 30 days prior to the auction. Auctioneer reserves the right to decline registration if I.D. produced is not sufficient. A copy of the bidder's valid driver's license or passport must be provided to the auctioneer. NO EXCEPTIONS.
2. Bidder approval for internet. In order to bid online, you will need to complete the Internet Bidding Packet (IBP) that will be emailed to you via electronic link from DocuSign. A sample IBP can be found at the top of the auction web listing approximately 30 days prior to the auction. Completed documents must be received by auctioneer/broker no later than 4:00PM on September 14, 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 Sullivan 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. Sullivan 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 foreclosure proceedings; and/or as a result of forfeiture.
2. For purposes of these Terms and Conditions, a parcel shall be defined as a section, block and lot number.
3. The premises are sold subject to: (a) any state of facts an accurate survey or personal inspection of the premises would disclose; (b) applicable zoning/land use/building regulations; (c) water and sewer assessments which will be the responsibility of the purchaser, whether they are received or not; (d) the 2027 Town/County tax bill, 2025/2026 and 2026/2027 village taxes, 2026/2027 school taxes, any village or town water and sewer rents and assessments, in addition to any other applicable charges (including, but not limited to, omitted and pro rata taxes, demolition charges, interest and penalties); all of which will be the responsibility of the purchaser whether they are received or not; and (e) for purposes of taxation, the purchaser shall be deemed to be the owner prior to the applicable taxable status date prior to the public auction.
4. Notice is hereby given that the premises being sold may lie within an Agricultural District as designated upon the tax map. In addition, the premises being sold may be subject to a NYS DEC Forest Management Plan. 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.
5. Bidder acknowledges receipt of the pamphlet entitled "Protecting Your Family From Lead in Your Home." Bidder also acknowledges that he/she has had the opportunity to conduct a risk assessment or inspection of the premises for the presence of lead-based paint, lead-based paint hazards, mold, asbestos or any other hazardous substances.
6. All Bidders are advised to thoroughly research the premises, including an examination of title, site inspection and review of any Town/Village records for the premises prior to the date of the auction. Upon delivery of the quitclaim deed by the County of Sullivan to the successful purchaser, any and all claims with respect to title or condition of the premises are merged in the deed and do not survive.
7. No personal property is included in the sale of any of the parcels owned by Sullivan County, unless the former owner or occupant has abandoned same. The disposition of any personal property located upon any parcel sold shall be the sole responsibility of the successful purchaser following the closing of title.
8. 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. They 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, except that the County has complied with requirements of New York State Law regarding the Tax Foreclosure proceeding.
9. All real property, including any buildings thereon, is sold "AS IS" and without any representation or warranty whatsoever as to the condition or title. Representations and property descriptions contained in the auction brochure, or website, or made verbally prior to or during the auction, are for informational purposes only, and should not be relied on by any bidder. BIDDERS ARE URGED TO PERSONALLY INSPECT EVERY PROPERTY THAT THEY ARE INTERESTED IN BIDDING ON.
10. The County of Sullivan reserves the right, in its sole discretion, to withdraw from the auction any of the properties listed on the schedule of real property, at any time. The County Treasurer, or Deputy County Treasurer, has sole discretion to make decisions concerning the conduct of the auction, prior to and during the auction, including, but not limited to the method of sale for each parcel or groups of parcels.

AT THE AUCTION

11. All bidders are required to register and provide suitable personal identification, such as a driver's license or passport, at registration. Auctioneer reserves the right to decline registration if identification is not sufficient. Individuals other than lawyers, acting on behalf of others (including spouses), not in attendance at the auction, must produce a "Power of Attorney" duly executed and notarized. Incorporated entities (Inc., Corp., LLC, etc.) are required to provide a corporate resolution with a corporate seal affixed where applicable, authorizing the purchase of real property, prior to the transfer of title. [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.] In addition, all incorporated entities will be required to execute an affidavit attesting that neither it nor any of its principals, officers or agents are affiliated with or acting on behalf of the former owner(s) of any parcel of real property they shall or intend to offer a bid upon at the auction (Copy of Affidavit attached hereto).
12. All bidders are required to use the bidder number issued to them for all purposes associated with the auction. A bidder may not bid on behalf of a party who is on the prohibited bidder list. A party will be added to such list if he has defaulted in payment of a purchase price, or taxes following a purchase. Previously defaulting parties are not allowed to bid.
13. All required deposits must be paid in full for all successful bids immediately upon being declared the successful bidder. Any successful bidder, who fails to tender the deposit, will be forbidden to participate in this or any other auction. Any parcels which the County did not receive deposits for, as per these terms and conditions, will be considered to be defaulted, and the bidder will be disqualified from further bidding. Furthermore, upon a default in payment for any one parcel, either during the auction or subsequent thereto, the bidder shall not be permitted to purchase any other parcel(s) bid on, and any deposit monies paid thereon will be forfeited to the County.
14. The terms "bidder", "highest bidder", and "successful bidder" shall all have the same meaning.
15. Successful Bidder shall provide information necessary to complete, and shall execute the necessary forms and documents required for recording the deed in the Sullivan County Clerk's Office. The bidder executing the auction terms and conditions of sale may not assign or otherwise transfer his right to complete the bid. The deed will be prepared in the name of the successful bidder (and spouse) only. Any changes to the owner of record shall be the responsibility of the successful bidder after the deed is recorded. No third-party bidding will be accepted, unless the bidder identifies that he is bidding as an agent for a disclosed principal, or unless the bidder is a lawyer.
16. During the auction, 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 proceeding bid.
17. The Successful Bidder will execute an Offer to Purchase form immediately upon being declared the high bidder. The approval of each bid by Resolution of the County Legislature will bind the bidder only and the County reserves the right to reject any bid prior to the closing of title and the recording of the deed.
18. The Successful Bidder shall be responsible for the payment of a ten percent (10%) buyer's premium for credit card or a 7% buyer's premium discount for cash

or other guaranteed funds, in addition to the accepted purchase price, taxes, an advertising fee of 1.5% of the bid price, and the closing fees/costs. The “buyer’s premium” is the fee/commission earned by the auctioneer. Accepted purchase price is the amount bid by the highest bidder, which has been approved by the Sullivan County Legislature.

19. The former owner of the property, or his agent, shall be permitted to bid at the auction of the parcel formerly owned by them. However, the former owner will be required to pay the bid price or repurchase price (as well as all associated fees set forth above), whichever is greater. The “repurchase price” is defined in Chapter 164 of the Sullivan County Code. If the former owner or his agent reacquires the property, all liens existing prior to the foreclosure, will be reinstated and the purchaser (former owner) must sign the deed to confirm same.
20. 20% or \$1,000 of the total contract price (total contract price is the combination of the high bid and the buyer’s premium, as defined in paragraph 19 of these terms and conditions), whichever is higher, shall be paid as a down payment on the day of the auction upon execution of an Offer to Purchase Form. Total contract prices selling for \$1,000.00 or less must be paid in full at the auction, including all closing costs will be paid with the down payment on the day of the auction for each parcel, to wit: (a) New York State Transfer Tax [\$2.00 for each \$500.00 of the purchase/bid price]; (b) Filing Fee for the Real Property Transfer Report [\$125.00 if the parcels classification code is 100-199, 200-299 or 411-C; \$250.00 for all parcels otherwise classified]; (c) Filing Fee for combined Gains Transfer Tax Affidavit [\$5.00]; (d) all fees required by the Sullivan County Clerk for recording of the deed [\$50.00 to record a one page deed; \$5.00 for each additional page]; and (e) a \$20.00 surcharge. Closing costs may be subject to an increase in fees as required by law, without notice. All deposits must be made by credit card (Master Card, Discover Card or Visa), cash or guaranteed funds (bank check/tellers check/cashier’s check) payable to the “Sullivan County Treasurer” and drawn on banks insured by the Federal Deposit Insurance Corporation (FDIC). No exceptions. Wire transfers will not be accepted. In such event that a charge back is initiated by Purchaser and that such attempt is upheld in favor of Auctioneer/Sullivan 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).

AFTER THE AUCTION

21. All bids shall be subject to approval by the Sullivan County Legislature, which shall have the right, in the Legislature’s sole discretion, to reject any bid for any reason whatsoever.
22. The entire balance of the accepted purchase price, the buyer’s premium, as defined in paragraph 18 of these terms and conditions, and all closing costs/fees including all taxes, costs and fee referred to in paragraphs 3 and 4 must be paid by credit card (Master Card or Visa and subject to an additional fee), cash or guaranteed funds payable to and received by the Sullivan County Treasurer’s Office on or before October 16, 2026. The County is not required to send further notice to a purchaser. 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 required to file the deed, the purchaser forfeits their rights to the property and will not receive a refund.
23. Purchasers of residential, improved properties will reimburse the County \$50.00 at the “closing” in those cases where the County has installed smoke alarm and carbon monoxide detectors.
24. All parcels for which you are the highest bidder must be paid pursuant to these Terms. There will be no selective closings. Failure to remit full payment on all parcels for which you are the successful bidder will result in a forfeiture of all monies tendered, and you will not be permitted to close on any other parcels for which you were the successful bidder.
25. If a Successful Bidder owes any delinquent taxes to Sullivan County, those delinquent taxes must be paid in full prior to closing on any purchases made at this auction. Any installment agreement must not be in default. Failure to comply with this provision will result in the forfeiture of any deposits paid.
26. If the successful bidder fails to tender such amount due by the close of business on October 16, 2026, then the County may, but is not obligated to offer any unsold property to the second highest bidder. All terms and conditions for the sale set forth herein above shall apply to the second highest bidder and/or any other purchaser.
27. In the event that a sale is cancelled by court order or judgment, the successful bidder shall be entitled only to a refund of any deposits paid with interest at 3%. If the bid is rejected by the Sullivan County Legislature, any refund will be returned without interest. Purchasers agree that they shall not be entitled to special or consequential damages, attorney’s fees; reimbursement for any expenses incurred as a result of ownership, improvements made to the property or for taxes paid during period of ownership.
28. All sales shall be final, absolute and without recourse once title has closed and the deed has been recorded. In no event, shall Sullivan County and/or Absolute Auctions & Realty 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, arising from this sale and conveyance.
29. 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 or as corrected up to date of deed. The deed will be recorded by the County upon payment in full of the accepted purchase price, buyer’s premium, and closing fees/costs. POSSESSION OF PROPERTY IS FORBIDDEN UNTIL THE DEED IS RECORDED WITH THE SULLIVAN COUNTY CLERK CONVEYING TITLE TO THE PURCHASER. TITLE VESTS UPON 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. The quitclaim deed will be issued solely in the name of the successful purchaser and cannot be changed to another party.
30. A quitclaim deed issued as a result of the auction shall contain the following provisions: (a) “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. There is no representation as to the extent of the acreage conveyed herein; (b) Excepting and reserving for highway purposes a strip of land parallel to and extending twenty-five (25’) feet from the center line of any county road abutting the premises conveyed and excepting and reserving all the right, title and interest of the County of Sullivan in and to any portion or interest of the lands being conveyed, which interest was heretofore acquired other than pursuant to the provisions of Real Property Tax Law of the State of New York; (c) If the lands being conveyed herein (by the County of Sullivan) do not comply with local zoning ordinances and/or are not suitable for construction of a conventional water and/or septic system and are contiguous with lands owned by the party of the second part, the lands described herein shall not be conveyed without also simultaneously conveying the contiguous lands owned by the party of the second part to the same grantee, unless the planning board approves the sale in a different configuration. This restriction will run with the land. Whenever required, the abandonment provisions of the real property tax law shall be used (Section 560 RPTL); (d) If the former owner is the grantee herein, or acquire the property within thirty-six (36) months subsequent to the date of the auction, then all liens that were of record when the County took title will thereby be reinstated, automatically by operation of law”.
31. Evictions, if necessary, are solely the responsibility of the successful purchaser.
32. The successful purchaser on each auction parcel must remove the auction sign within seven (7) days after the recording of the deed.
33. By acknowledging and executing these Terms & Conditions, the bidder certifies that he/she is not acting on behalf of the former owner(s) of the property against whom Sullivan County foreclosed and has no intent to defraud Sullivan County of the unpaid taxes, assessment, penalties and charges which have been levied against the property. The purchaser agrees that neither he/she nor his/her assigns shall convey the property to the former owner(s) against whom Sullivan County foreclosed within thirty-six (36) months subsequent to the date of the auction. If such conveyance occurs, the purchaser understands that he/she may be found to have committed fraud, and/or intent to defraud, and will be liable for any deficiency between the purchase price at auction and such sums as may be owed to Sullivan County and consents to immediate entry of a judgment by Sullivan County for said amounts (A copy of the within Terms and Conditions executed by the bidder/purchaser shall be attached to and warrant the filling of an Affidavit of Confession of Judgment.)
34. 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.

Lead Paint Disclosure

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

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgment (initial)

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

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

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

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

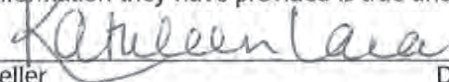
(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Seller		Date	Seller	Date
Purchaser		Date	Purchaser	Date
Agent	Jennifer Gablerman, Broker Absolute Auctions & Realty, Inc.	Date	Agent	Date

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: _____



Division of Licensing Services

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

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

New York State Housing Discrimination Disclosure Form

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

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

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

YOU HAVE THE RIGHT TO FILE A COMPLAINT

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

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

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

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

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



Division of Licensing Services

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

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

New York State Housing Discrimination Disclosure Form

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

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

(I)(We) _____

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

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

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

Agricultural District Disclosure Notice

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

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

Important Disclaimers

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

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

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

ANNOUNCEMENTS MADE AT THE AUCTION SUPERSEDE ANY PREVIOUSLY PRINTED MATERIAL OR STATEMENTS MADE. The NYSAuctions.com Team

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
City of Poughkeepsie - Online Only
Wednesday, October 15
Dutchess County - Online Only
Wednesday, October 21
Essex County - Live & Online
Wednesday, October 28
Town of Greenburgh - Online Only
Wednesday, December 2

FIRST
CLASS
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Real Estate



Equipment



Personal Property

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800-243-0061 | info@aaarauctions.com

