

2026

Ulster County Tax Foreclosure Real Estate Auction Sept. 10 @ 10AM

REGISTRATION DEADLINE:
Tuesday, September 8 by 4PM



1 Become a member of
NYSAuctions.com



2 Register for auction



3 Complete Internet Bidding
Packet sent via email from
DocuSign

4 Bidders are Approved to bid
Monday prior to the auction

Online Only Auction



Homes, Vacant Land,
Seasonal &
Commercial
Properties

7% Buyer's Premium Credit Card
6% Buyer's Premium Cash/Guaranteed Funds
(800) 243-0061
Absolute Auctions & Realty, Inc.

NYSAuctions.com

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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 Tuesday September 8, 2026. NO EXCEPTIONS.
3. INTERNET BIDDING through our Provider is offered as a service to our customers, and bidders shall not hold Ulster 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 a seven percent (7%) buyer's premium for credit card deposits and 6% 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 FRIDAY, SEPTEMBER 4, 2026 AT 4PM TO RECEIVE THE 6% BUYER'S PREMIUM. NO EXCEPTIONS.
3. The County of Ulster makes no warranty or representation with respect to the condition, physical existence, location, distances, dimensions and locations of the boundary lines of the premises, acreage, existence of improvements or buildings, intended use of or accessibility to the property described, and makes no representation that any parcel is free from mortgages, liens, judgments, or encumbrances of any kind.
4. 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.
5. 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 Ulster 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 Ulster 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. 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 ULSTER 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.
6. 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.
7. Bidder acknowledges receipt of the pamphlet entitled "Protecting Your Family From Lead in Your Home."
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 Ulster makes no representation to intended use of the premises.
11. THE COUNTY OF ULSTER 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 Ulster. No rent to these premises is being collected by the County of Ulster. 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 2026-2027 VILLAGE TAXES, 2026/2027 SCHOOL TAXES and all subsequent tax levies. 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. BIDDERS SHOULD BE AWARE THAT THERE IS THE POSSIBILITY OF LIENS EXISTING BY REASON OF THE NON-PAYMENT OF THE VILLAGE OR TOWN WATER OR SEWER RENTS, ASSESSMENTS AND OTHER MUNICIPAL CHARGES, INCLUDING BUT NOT LIMITED TO ANY DEMOLITION CHARGES FOR UNSAFE BUILDINGS AND OMITTED AND PRO RATED TAXES. THESE CHARGES ARE THE RESPONSIBILITY OF THE PURCHASER. Bidders should be aware that where property is located in a village there is the possibility of liens existing due to nonpayment of village taxes. Bidders are advised to check on the status of such liens on the date of sale. In addition, any bidder should note that the County may or may not sign agreements with individual Villages to include in the sale the amount of delinquent village taxes. Whether or not such agreements exist as to any particular parcel or Village may be ascertained from the County Commissioner of Finance on the date of the sale.
15. Ulster 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. Listed parcels may include properties deemed hazardous, to which the County of Ulster has not taken title. If a bid is accepted with respect to such a parcel, an amended judgment will be obtained to authorize the conveyance of same directly to the successful purchaser and successful purchaser shall agree to fully indemnify Ulster County with respect to such parcel.
16. No representation is made as to riparian rights.

17. 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.
18. 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.
19. NO TITLE TO ANY PERSONAL PROPERTY SHALL BE CONVEYED. All parcels are sold "as is." The County of Ulster 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.
20. 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.
21. All premises shall be sold separately or in groups at the discretion of the Ulster County Commissioner of Finance.
22. Ulster County reserves the right to reject any bid. Ulster County may withdraw any parcel from the auction before the start of bidding without prior notice.
23. Ulster County Reserves the right to reject any and/or all offers. 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.
24. In the event that a sale is cancelled by Court Order or judgment or by the Ulster 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.
25. 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.
26. 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 "Ulster County Commissioner of Finance," credit or debit card (MasterCard, Discover Card or Visa), \$1,500.00 or 30% 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 Ulster 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/ Ulster 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).
27. The Purchaser shall pay all closing fees which shall consist of (a) filing Fee for the Real Property Transfer Report [\$195.00 if the parcel classification code is 100-199, 200-299 or 411-C; \$310.00 for all parcels otherwise classified]; and all other fees and surcharges required by the Ulster County Clerk for recording of the deed. For properties in the Town of Gardiner, Town of Marbletown and Town and Village of New Paltz and Town of Rochester, the recording fee is \$200.00 or \$315.00, depending on the classification of the property.
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 Ulster. 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 or any other entities registered with the State are required to provide AT REGISTRATION: 1) a copy of the state entity incorporation filing receipt or organizational filing, 2) EIN number and 3) a duly authorized business entity resolution 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).
31. The balance of the purchase price shall be paid to the Ulster County Commissioner of Finance at the Commissioner's Office at 244 Fair St, 4th Floor, Kingston, NY 12401 between the hours of 9:00 A.M. and 5:00 P.M. on or before Monday, September 21, 2026. Payment (bank or teller's check, or money order made payable to the Ulster County Commissioner of Finance) can be mailed to the Commissioner's Office at 244 Fair St P.O. Box 1800, Kingston, NY 12402. Cash payments can be made in person at the Commissioner's Office at 244 Fair St., 4th Floor, Kingston, NY 12401. Purchasers mailing or dropping off their payments will be mailed a receipt. On receipt of the total purchase price, the Commissioner shall give a receipt for such payment. After completion of payment and approval by the Ulster County Legislature, a Quit Claim deed shall be filed in the office of the Ulster 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 Ulster County Attorney.
34. A Quit Claim deed will be issued to the Buyer with the description as advertised by Ulster County and may not be assigned to another person.
35. Ulster County shall not be obligated to send any further notice to the Purchaser. If the Purchaser fails to pay the total by September 21, 2026, the down payment as provided in paragraph 27 shall be forfeited to the County of Ulster as liquidated damages and the property may be re-sold as if no previous sale had occurred. The County reserves the right to bring an action for specific performance. "Time is of the essence." If purchaser does not complete and return the transfer documents required to file the deed, the purchaser forfeits their rights to the property and will not receive a refund.
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.

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

SAMPLE CONTRACT OF SALE



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

Ulster County Tax Foreclosure Auction

CONTRACT OF SALE and RECEIPT OF DEPOSIT

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

Bidder Number: 1
Fed ID Number:

Date: 9/10/2026

I hereby agree to purchase the property known as Auction Property No: X located in the Town of Ulster, Tax Map No: XX.XX-X-X and agree to pay the bid price of \$100,000.00 plus the 7% Buyer's Premium of \$7,000.00 together with closing costs, school tax, and village tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE, signed by and agreed to by me and made part of this contract.

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

I have deposited with Ulster County Commissioner of Finance the sum of \$32,100.00 as a down payment, to apply to the purchase price. Said down payment shall be returned to the PURCHASER forthwith upon notice by Ulster 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
9/10/26	\$32,100.00	Credit Card

Receipt of \$32,100.00 deposit is hereby acknowledged.

By: _____
Ulster County Commissioner of Finance

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

Seller:

The Foregoing offer is:

- Accepted on _____
- Rejected on _____

Ulster County Commissioner's Office
244 Fair Street
Kingston, NY 12401
PHONE: (845) 340-3431

By: _____,
Roseann Daw, Ulster County
Commissioner of Finance

Recap:

Bid Price:	\$100,000.00
Buyer's Premium:	\$7,000.00
School/City/Village Tax:	n/a
Town/County Tax:	n/a
NYS Transfer Tax:	n/a
Deed Recording Fee:	\$310.00
SUB TOTAL:	\$107,310.00
Less Down Payment:	\$32,100.00
Balance Due by: September, 21 2026 in cash or bank check:	\$75,210.00

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

SAMPLE CALCULATIONS OF DEPOSIT DUE AT AUCTION

CREDIT CARD, 7% Buyer's Premium:

Bid amount	\$10,000.00
7% Buyer's Premium	700.00
Total contract price:	\$10,700.00
Minimum of 30% or \$1,500 of total contract price (whichever is greater) due at auction:	\$3,210.00

CASH/BANK CHECK, 6% Buyer's Premium:

Bid amount	\$10,000.00
6% Buyer's Premium	600.00
Total contract price:	\$10,600.00
Minimum of 30% or \$1,500 of total contract price (whichever is greater) due at auction:	\$3,180.00

Bid amount	\$800.00
7% Buyer's Premium	56.00
Total contract price:	\$856.00
Minimum of 30% or \$1,500 of total contract price (whichever is greater) due at auction (see below*):	\$1,500.00

Bid amount	\$800.00
6% Buyer's Premium	48.00
Total contract price:	\$848.00
Minimum of 30% or \$1,500 of total contract price (whichever is greater) due at auction (see below*):	\$1,500.00

* If your total contract price falls under the minimum due of \$1,500, full payment at auction which will include closing costs and fees are due up to \$1,500. 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.

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)*

☒ 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 the buyer; and _____ is appointed to represent the seller in this transaction.

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

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

_____ 

Date: _____ Date: _____

LEAD PAINT DISCLOSURE

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

Lead Warning Statement

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

Seller's Disclosure

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

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

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

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

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

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

Purchaser's Acknowledgment (Initial)

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

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

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

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

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

Agent's Acknowledgment (Initial)

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

Certification of Accuracy

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

Seller	<u>Chris</u>	Date	<u>8/7/2026</u>	Seller	<u>CHRISTOPHER J. RIAUX, ULSTER COUNTY COMMISSIONER OF FINANCE</u>	Date	
Purchaser	<u>Jennifer Gableman</u>	Date		Purchaser		Date	
Agent	Jennifer Gableman, Broker 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 _____ (print name of Real Estate Salesperson/
Broker) of _____ (print name of Real Estate company, firm or brokerage)

(I)(We) _____

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

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

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

Agricultural District Disclosure Notice

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

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

Important Disclaimers

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

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

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

ANNOUNCEMENTS MADE AT THE AUCTION SUPERSEDE ANY PREVIOUSLY PRINTED MATERIAL OR STATEMENTS MADE.

Notice: Upon being declared the successful high bidder, you must immediately go to the contract table, make your deposit, sign your Contract of Sale and closing documents. Please note that you can still bid on additional parcels from the contract table. Thank you.



Ulster County, NY

Towns & Villages

Ulster County Clerk

845-340-3288

Ulster County Finance

845-340-3460

Ulster County Real Property

845-340-3490

www.ulstercountyny.gov

TOWNS

Denning 845-985-2411

Esopus 845-339-1811

Gardiner 845-255-9675

Hardenburg

Hurley 845-331-7474

Kingston 845-336-8853

Lloyd 845-691-2144

Marlbletown 845-687-7500

Marlborough 845-795-2220

New Paltz 845-255-0604

Olive 845-657-8118

Plattekill 845-883-7331

Rochester 845-626-7384

Rosendale 845-658-3159

Saugerties 845-246-2800

Shandaken 845-688-7165

Shawangunk 845-895-4678

Ulster 845-382-2765

Wawarsing 845-647-7800

Woodstock 845-679-2113

VILLAGES

Ellenville 845-647-7080

New Paltz 845-255-0130

Saugerties 845-246-2321

#1 - 16 Kawlija Rd, Town of Denning

Residential vacant land.

Tax Map: 043.003-0002-038.000-0000

Size: 0.85 +/- Acres

Full Market Value: \$3,704

Inspection: May not have road access

School District: Tri-Valley CSD

Minimum Bid: \$713

**#2 - Tait Rd, Town of Denning**

Residential vacant land. Adjacent to Lot #3.

Tax Map: 051.000-0002-033.300-0000

Size: 27.90 +/- Acres

Full Market Value: \$77,778

Inspection: May not have road access

School District: Tri-Valley CSD

Minimum Bid: \$7305

**#3 - 98 Van Aken Rd, Town of Denning**

Rural residence, 2 story, Mansion style, built 1975 +/-, 6000 +/- sq. ft., 9BR/4.5BA, attached garage, tennis court. Adjacent to Lot #2.

Tax Map: 051.000-0002-035.310-0000

Size: 32.92 +/- Acres

Full Market Value: \$967,593

Inspection: Occupied. Drive by only.

School District: Tri-Valley CSD

Minimum Bid: \$87945

**#4 - 520 Millbrook Dr, Town of Esopus**

Single family residence, 1 story, Old style, built 1847 +/-, 784 +/- sq. ft., 3BR/1BA, porch.

Tax Map: 056.015-0001-004.000-0000

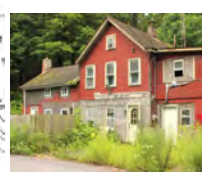
Size: 1.00 +/- Acres

Full Market Value: \$234,583

Inspection: Online only. See web for photos

School District: Kingston CSD

Minimum Bid: \$24340

**#5 - Route 213, Town of Esopus**

Residential vacant land. Waterfront on Espous Creek.

Tax Map: 056.018-0002-029.000-0000

Size: 0.50 +/- Acres

Full Market Value: \$12,400

Inspection: May not have road access

School District: Kingston CSD

Minimum Bid: \$2693

**#6 - , Town of Esopus**

Rural vacant land.

Tax Map: 063.004-0001-003.000-0000

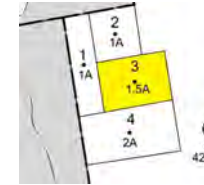
Size: 1.50 +/- Acres

Full Market Value: \$21,200

Inspection: May not have road access

School District: Kingston CSD

Minimum Bid: \$6102

**#7 - Hussey Hill, Town of Esopus**

Rural vacant land.

Tax Map: 063.004-0001-013.000-0000

Size: 6.50 +/- Acres

Full Market Value: \$14,400

Inspection: May not have road access

School District: Kingston CSD

Minimum Bid: \$1555

**#8 - Union Center Rd, Town of Esopus**

Rural vacant land.

Tax Map: 063.004-0001-025.000-0000

Size: 30' x 51'

Full Market Value: \$4,400

Inspection: Vacant land. Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$607

**#9 - 648 Broadway, Town of Esopus**

Single family residence, 1 story, Ranch style, built 1970 +/-, 1091 +/- sq. ft., 2BR/1BA, porch.

Tax Map: 063.004-0004-007.000-0000

Size: 0.65 +/- Acres

Full Market Value: \$161,667

Inspection: Online only. See web for photos

School District: Kingston CSD

Minimum Bid: \$11708

**#10 - 11 Riverhill Ct, Town of Esopus**

Apartment, 2 story, Old style, built 1948 +/-, 3681 +/- sq. ft., 4BR/3BA, enclosed porch, barn.

Tax Map: 064.001-0002-018.200-0000

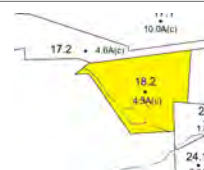
Size: 4.27 +/- Acres

Full Market Value: \$625,000

Inspection: Occupied. Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$56120



#11 - 39 Dashville Rd, Town of Esopus

Residential vacant land.

Tax Map: 071.013-0001-006.000-0000

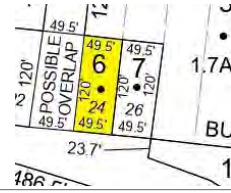
Size: 0.13 +/- Acres

School District: Kingston CSD

Full Market Value: \$20,400

Minimum Bid: \$2687

Inspection: Vacant land. Drive by anytime.

**#12 - 256 Hardenburgh Rd, Town of Esopus**

Single family residence, 1.5 story, Cape Cod style, built 1954 +/-, 888 +/- sq. ft., 2BR/1BA, enclosed porch. attached garage. Adjacent to Lot #13.

Tax Map: 071.030-0004-012.000-0000

Size: 70' x 300'

School District: Kingston CSD

Full Market Value: \$180,663

Minimum Bid: \$15400

Inspection: Online only. See web for photos

**#13 - Hardenburgh Rd, Town of Esopus**

Rural vacant land. Adjacent to Lot #12.

Tax Map: 071.030-0004-013.000-0000

Size: 1.29 +/- Acres

School District: Kingston CSD

Full Market Value: \$93,000

Minimum Bid: \$8107

Inspection: Vacant land. Drive by anytime.

**#14 - 3060 Route 44-55, Town of Gardiner**

Single family residence, 1 story, Cottage style, built 1920 +/-, 622 +/- sq. ft., 2BR/1BA, enclosed porch.

Tax Map: 085.003-0003-011.000-0000

Size: 0.90 +/- Acres

School District: Walkill CSD

Full Market Value: \$258,182

Minimum Bid: \$38587

Inspection: Online only. See web for photos

**#15 - Pioneer Rd, Town of Gardiner**

Residential vacant land.

Tax Map: 093.001-0004-046.000-0000

Size: 0.39 +/- Acres

School District: Walkill CSD

Full Market Value: \$7,091

Minimum Bid: \$844

Inspection: May not have road access

**#16 - 129 Dusenberre Rd, Town of Gardiner**

Two family residence, 2 story, Old style, built 1900 +/-, 2256 +/- sq. ft., 4BR/2BA, porches.

Tax Map: 093.004-0002-002.210-0000

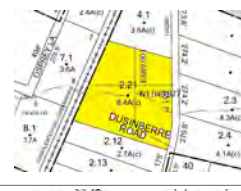
Size: 8.80 +/- Acres

School District: New Paltz CSD

Full Market Value: \$265,455

Minimum Bid: \$64427

Inspection: Online only. See web for photos

**#17 - 62 Elks Park Rd, Town of Hurley**

Single family residence, 1.7 story, Cape Cod style, built 1950 +/-, 1911 +/- sq. ft., 2BR/1BA, detached garage.

Tax Map: 038.001-0003-021.000-0000

Size: 1.26 +/- Acres

School District: Onteora CSD

Full Market Value: \$401,916

Minimum Bid: \$16921

Inspection: Drive by anytime.

**#18 - Old Route 28, Town of Hurley**

Rural vacant land.

Tax Map: 038.004-0006-011.000-0000

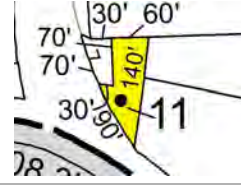
Size: 0.28 +/- Acres

School District: Onteora CSD

Full Market Value: \$3,271

Minimum Bid: \$548

Inspection: Vacant land. Drive by anytime.

**#19 - 84 Cedar St, Town of Hurley**

Now vacant land. \$45,000 demo charge added to 2027 tax bill.

Tax Map: 038.010-0003-018.000-0000

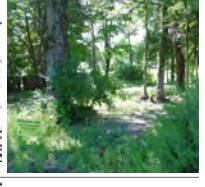
Size: 74' x 160'

School District: Onteora CSD

Full Market Value: \$218,483

Minimum Bid: \$9227

Inspection: Vacant land. Drive by anytime.

**#20 - 19 Morgan Hill Rd, Town of Hurley**

Mobile home, detached garage.

Tax Map: 047.002-0007-039.000-0000

Size: 1.00 +/- Acres

School District: Onteora CSD

Full Market Value: \$115,668

Minimum Bid: \$3363

Inspection: Occupied. Drive by anytime.



#21 - 222 Zandhoek Rd, Town of Hurley

Single family residence, 1.5 story, Cape Cod style, built 1920 +/-, 1271 +/- sq. ft., 3BR/1.5BA, detached garage.

Tax Map: 055.004-0005-017.000-0000

Size: 0.15 +/- Acres

School District: Kingston CSD

Full Market Value: \$371,539

Minimum Bid: \$23902

Inspection: Occupied. Drive by anytime.

**#22 - 630 Murray Rd, Town of Kingston**

Mobile home, detached garage.

Tax Map: 039.003-0003-016.100-0000

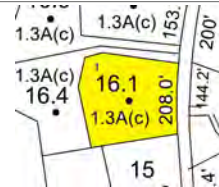
Size: 1.30 +/- Acres

School District: Kingston CSD

Full Market Value: \$139,286

Minimum Bid: \$7308

Inspection: Occupied. Drive by anytime.

**#23 - 1115 Sawkill Rd, Town of Kingston**

Single family residence, 2 story, Old style, built 1940 +/-, 1620 +/- sq. ft., 3BR/2BA, screen porch. Adjacent to Lot #23.

Tax Map: 039.013-0001-011.000-0000

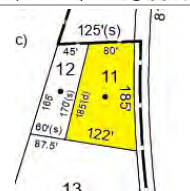
Size: 0.23 +/- Acres

School District: Kingston CSD

Full Market Value: \$273,810

Minimum Bid: \$4849

Inspection: Occupied. Drive by anytime.

**#24 - 1115 Sawkill Rd, Town of Kingston**

Residential vacant land. Adjacent to Lot #24.

Tax Map: 039.013-0001-012.000-0000

Size: 0.42 +/- Acres

School District: Kingston CSD

Full Market Value: \$15,476

Minimum Bid: \$516

Inspection: May not have road access

**#25 - 721 Route 28, Town of Kingston**

Small use building. 1 story, built 1936 +/-, 3216 +/- sq. ft.

Tax Map: 047.007-0002-007.000-0000

Size: 1.00 +/- Acres

School District: Kingston CSD

Full Market Value: \$869,048

Minimum Bid: \$109735

Inspection: Online only. See web for photos

**#26 - 157 Hawleys Corners Rd, Town of Lloyd**

Mobile home.

Tax Map: 079.015-0001-038.000-0000

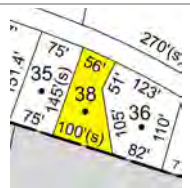
Size: 0.18 +/- Acres

School District: Highland CSD

Full Market Value: \$62,413

Minimum Bid: \$25215

Inspection: Online only. See web for photos

**#27 - 3250 Route 9W, Town of Lloyd**

Auto body, 1 story, built 1950, 1050 +/- sq. ft.

Tax Map: 080.003-0002-025.000-0000

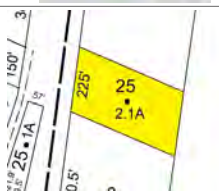
Size: 2.10 +/- Acres

School District: Highland CSD

Full Market Value: \$284,674

Minimum Bid: \$34030

Inspection: Occupied. Drive by anytime.

**#28 - Route 299, Town of Lloyd**

Commercial vacant land.

Tax Map: 087.001-0002-038.000-0000

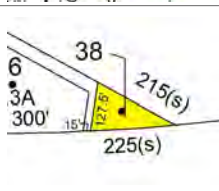
Size: 0.32 +/- Acres

School District: Highland CSD

Full Market Value: \$21,671

Minimum Bid: \$3605

Inspection: Vacant land. Drive by anytime.

**#29 - Route 299, Town of Lloyd**

Vacant land in industrial area.

Tax Map: 087.001-0003-026.000-0000

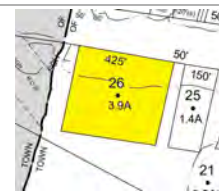
Size: 3.90 +/- Acres

School District: Highland CSD

Full Market Value: \$65,361

Minimum Bid: \$27515

Inspection: Vacant land. Drive by anytime.

**#30 - Clearwater Rd, Town of Lloyd**

Residential vacant land.

Tax Map: 088.013-0004-019.100-0000

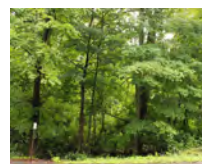
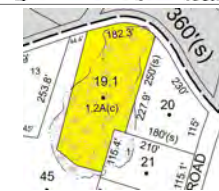
Size: 1.20 +/- Acres

School District: Highland CSD

Full Market Value: \$1,040

Minimum Bid: \$632

Inspection: Vacant land. Drive by anytime.



#31 - 47 North Rd, Town of Lloyd

Single family residence, 2 story, Old style, built 1920 +/-, 1678 +/- sq. ft., 3BR/2BA, enclosed porch, barn.

Tax Map: 088.013-0009-009.100-0000

Size: 1.70 +/- Acres

School District: Highland CSD

Full Market Value: \$332,871

Minimum Bid: \$44311

Inspection: Occupied. Drive by anytime.

**#32 - Toc Dr, Town of Lloyd**

Commercial vacant land.

Tax Map: 088.017-0011-015.000-0000

Size: 0.23 +/- Acres

School District: Highland CSD

Full Market Value: \$173

Minimum Bid: \$430

Inspection: May not have road access

**#33 - 302 Perkinsville Rd, Town of Lloyd**

Single family residence, 2 story, Old style, built 1905 +/-, 1036 +/- sq. ft., 3BR/1BA, porch.

Tax Map: 095.004-0001-037.100-0000

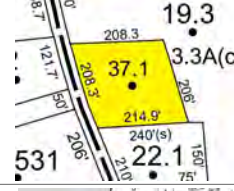
Size: 0.98 +/- Acres

School District: Highland CSD

Full Market Value: \$203,710

Minimum Bid: \$17239

Inspection: Occupied. Drive by anytime.

**#34 - Mayer Dr, Town of Lloyd**

Residential vacant land.

Tax Map: 095.012-0002-007.100-0000

Size: 2.60 +/- Acres

School District: Highland CSD

Full Market Value: \$34,674

Minimum Bid: \$10471

Inspection: Vacant land. Drive by anytime.

**#35 - 15 Mark Dr, Town of Marbletown**

Single family residence, 1 story, Ranch style, built 1973 +/-, 1152 +/- sq. ft., 3BR/2BA, porch.

Tax Map: 061.004-0002-041.000-0000

Size: 0.75 +/- Acres

School District: Rondout Valley CSD

Full Market Value: \$352,000

Minimum Bid: \$27685

Inspection: Online only. See web for photos

**#36 - 6 Hendricks Ln, Town of Marbletown**

Single family residence, 1.5 story, Old style, built 1936 +/-, 1350 +/- sq. ft., 3BR/1BA, enclosed porch, detached garage.

Tax Map: 061.020-0002-030.000-0000

Size: 0.50 +/- Acres

School District: Rondout Valley CSD

Full Market Value: \$140,000

Minimum Bid: \$13255

Inspection: Online only. See web for photos

**#37 - 2861 Rte 209, Town of Marbletown**

Single family residence, 1.5 story, Cape Cod style, built 1950 +/-, 1548 +/- sq. ft., 1BR/1BA, porch, detached garage.

Tax Map: 062.001-0003-031.100-0000

Size: 1.40 +/- Acres

School District: Rondout Valley CSD

Full Market Value: \$407,000

Minimum Bid: \$24197

Inspection: Occupied. Drive by anytime.

**#38 - Cedar Ridge Rd, Town of Marbletown**

Residential vacant land.

Tax Map: 069.002-0005-038.000-0000

Size: 1.97 +/- Acres

School District: Rondout Valley CSD

Full Market Value: \$40,000

Minimum Bid: \$4288

Inspection: Vacant land. Drive by anytime.

**#39 - 161 Old Indian Rd, Town of Marlborough**

Mobile home, enclosed porch.

Tax Map: 102.004-0002-015.320-0000

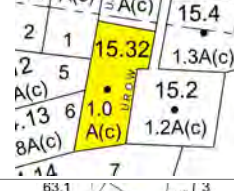
Size: 1.00 +/- Acres

School District: Marlboro CSD

Full Market Value: \$136,538

Minimum Bid: \$19034

Inspection: Occupied. Drive by anytime.

**#40 - Mahoney Rd, Town of Marlborough**

Residential vacant land. Adjacent to Lot #41.

Tax Map: 103.001-0001-061.100-0000

Size: 2.50 +/- Acres

School District: Marlboro CSD

Full Market Value: \$118,269

Minimum Bid: \$15131

Inspection: Vacant land. Drive by anytime.



#41 - Mahoney Rd, Town of Marlborough

Residential vacant land. Adjacent to Lot #40.

Tax Map: 103.001-0001-061.200-0000

Size: 80' x 200'

Full Market Value: \$19,231

Inspection: Vacant land. Drive by anytime.

School District: Marlboro CSD

Minimum Bid: \$2935

**#42 - Old Indian Rd, Town of Marlborough**

Residential vacant land.

Tax Map: 103.003-0004-001.400-0000

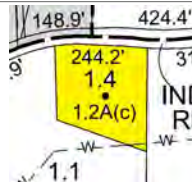
Size: 1.22 +/- Acres

Full Market Value: \$106,731

Inspection: Vacant land. Drive by anytime.

School District: Marlboro CSD

Minimum Bid: \$17882

**#43 - 4 Wyms Heights Rd, Town of Marlborough**

Single family residence, 1 story, Raised ranch style, built 2000 +/-, 3360 +/- sq. ft., 4BR/2BA, porch.

Tax Map: 108.002-0004-019.000-0000

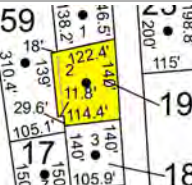
Size: 140' x 114.4'

Full Market Value: \$405,385

Inspection: Online only. See web for photos

School District: Marlboro CSD

Minimum Bid: \$80334

**#44 - 159-161 Western Ave, Town of Marlborough**

Multiple residence, 1 story, Split level style, built 1963 +/-, 2028 +/- sq. ft., 3BR/2BA, porch. Cottage, built 1955 +/-, 1 story, 680 +/- sq. ft., 1BR/1BA.

Tax Map: 108.002-0007-019.100-0000

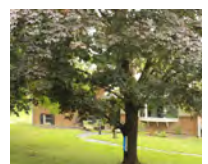
Size: 2.22 +/- Acres

Full Market Value: \$429,231

Inspection: Occupied. Drive by anytime.

School District: Marlboro CSD

Minimum Bid: \$56387

**#45 - 7 Reservoir Rd, Town of Marlborough**

Single family residence, 1 story, Ranch style, built 1989 +/-, 1566 +/- sq. ft., 3BR/2BA, porch.

Tax Map: 108.002-0009-017.100-0000

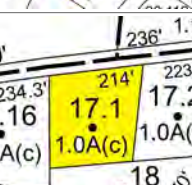
Size: 1.00 +/- Acres

Full Market Value: \$345,192

Inspection: Occupied. Drive by anytime.

School District: Marlboro CSD

Minimum Bid: \$36725

**#46 - 6 Sabella Pl, Town of Marlborough**

Single family residence, 1 story, Ranch style, built 1970 +/-, 1150 +/- sq. ft., 1BR/1BA, porch, attached garage.

Tax Map: 108.003-0002-044.000-0000

Size: 100' x 150'

Full Market Value: \$266,923

Inspection: Online only. See web for photos

School District: Marlboro CSD

Minimum Bid: \$61440

**#47 - 318 Bingham Rd, Town of Marlborough**

Single family residence, 1 story, Bungalow style, built 1930 +/-, 744 +/- sq. ft., 2BR/1BA.

Tax Map: 108.003-0003-017.000-0000

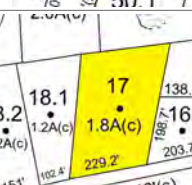
Size: 1.80 +/- Acres

Full Market Value: \$179,808

Inspection: Online only. See web for photos

School District: Marlboro CSD

Minimum Bid: \$172190

**#48 - Frozen Ridge Rd, Town of Marlborough**

Residential vacant land.

Tax Map: 108.003-0004-024.210-0000

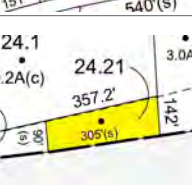
Size: 142' x 357.2'

Full Market Value: \$7,692

Inspection: May not have road access

School District: Marlboro CSD

Minimum Bid: \$1214

**#49 - 7 Top Hill, Town of Marlborough**

Rural residence, 2.5 story, Old style, built 1890 +/-, 2563 +/- sq. ft., 3BR/2BA, porch, mobile home, detached garage, barn.

Tax Map: 109.001-0004-070.234-0000

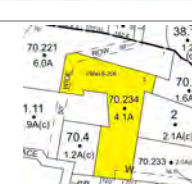
Size: 4.06 +/- Acres

Full Market Value: \$283,654

Inspection: Occupied. Drive by anytime.

School District: Marlboro CSD

Minimum Bid: \$30290

**#50 - 77 Shivertown Rd, Town of New Paltz**

Single family residence, 1.5 story, Cape Cod style, built 1990 +/-, 1000 +/- sq. ft., 1BR/1BA, porch, attached garage.

Tax Map: 078.020-0002-015.000-0000

Size: 1.00 +/- Acres

Full Market Value: \$276,364

Inspection: Online only. See web for photos

School District: New Paltz CSD

Minimum Bid: \$8509



#51 - Plutarch Rd, Town of New Paltz

Rural vacant land.

Tax Map: 079.003-0005-053.000-0000

Size: 0.54 +/- Acres

School District: New Paltz CSD

Full Market Value: \$12,727

Minimum Bid: \$1909

Inspection: Vacant land. Drive by anytime.

**#52 - S Ohioville Rd, Town of New Paltz**

Commercial vacant land with improvement.

Tax Map: 086.012-0005-012.100-0000

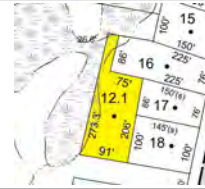
Size: 0.48 +/- Acres

School District: New Paltz CSD

Full Market Value: \$109,273

Minimum Bid: \$40549

Inspection: Drive by anytime.

**#53 - Plains Rd, Town of New Paltz**

Rural vacant land.

Tax Map: 086.014-0002-001.000-0000

Size: 8.40 +/- Acres

School District: New Paltz CSD

Full Market Value: \$26,364

Minimum Bid: \$6628

Inspection: May not have road access

**#54 - Old Rte 299, Town of New Paltz**

Residential vacant land.

Tax Map: 087.009-0003-005.000-0000

Size: 1.00 +/- Acres

School District: Highland CSD

Full Market Value: \$1,818

Minimum Bid: \$852

Inspection: Vacant land. Drive by anytime.

**#55 - Old Rte 299, Town of New Paltz**

Residential vacant land.

Tax Map: 087.009-0003-015.000-0000

Size: 1.10 +/- Acres

School District: New Paltz CSD

Full Market Value: \$26,000

Minimum Bid: \$8670

Inspection: Vacant land. Drive by anytime.

**#56 - 146 Moonhaw Rd, Town of Olive**

Seasonal residence, 1.5 story, Cottage style, built 1960 +/-, 1138 +/- sq. ft., 1BR/1BA, porch.

Tax Map: 036.003-0001-018.000-0000

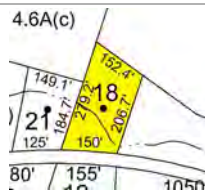
Size: 0.87 +/- Acres

School District: Onteora CSD

Full Market Value: \$223,306

Minimum Bid: \$12176

Inspection: Drive by anytime.

**#58 - 3695 Rt 28A W Shokan, Town of Olive**

Now vacant land.

Tax Map: 045.004-0001-008.000-0000

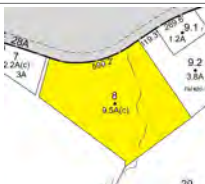
Size: 9.50 +/- Acres

School District: Onteora CSD

Full Market Value: \$186,595

Minimum Bid: \$4694

Inspection: Vacant Land. Drive by anytime.

**#59 - Longyear Rd, Town of Olive**

Residential vacant land.

Tax Map: 046.005-0001-022.100-0000

Size: 0.05 +/- Acres

School District: Onteora CSD

Full Market Value: \$210

Minimum Bid: \$391

Inspection: Vacant land. Drive by anytime.

**#60 - Lower Sahler Mill Rd, Town of Olive**

Rural vacant land.

Tax Map: 060.002-0003-027.000-0000

Size: 0.32 +/- Acres

School District: Onteora CSD

Full Market Value: \$2,622

Minimum Bid: \$542

Inspection: Vacant land. Drive by anytime.

**#61 - 137 Barclay Rd, Town of Plattekill**

Mobile home, porch.

Tax Map: 094.004-0003-019.032-0000

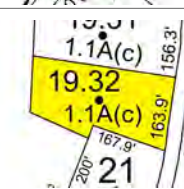
Size: 1.10 +/- Acres

School District: Walkkill CSD

Full Market Value: \$125,000

Minimum Bid: \$16231

Inspection: Online only. See web for photos



#62 - 2284 Rt 32, Town of Plattekill

Single family residence, 1 story, Ranch style, built 1952 +/-, 1138 +/- sq. ft., 3BR/1BA, barn.

Tax Map: 094.015-0001-024.000-0000

Size: 1.20 +/- Acres

Full Market Value: \$276,923

Inspection: Occupied. Drive by anytime.

School District: Walkill CSD

Minimum Bid: \$32718

**#63 - Rt 44 55, Town of Plattekill**

Vacant rural land.

Tax Map: 095.003-0004-037.000-0000

Size: 73.90 +/- Acres

Full Market Value: \$1,923

Inspection: May not have road access

School District: Highland CSD

Minimum Bid: \$226138

**#65 - 2079-2081 Rt 32, Town of Plattekill**

Auto body, 2 story, Old style, built 1940 +/-, 1814 +/- sq. ft., 3BR/1BA, porch. Body shop, 5486 +/- sq. ft., detached garage.

Tax Map: 101.001-0001-010.000-0000

Size: 0.80 +/- Acres

Full Market Value: \$461,538

Inspection: Occupied. Drive by anytime.

School District: Walkill CSD

Minimum Bid: \$224666

**#66 - 113 Freetown Hwy, Town of Plattekill**

Single family residence, 1.5 story, Old style, built 1930 +/-, 1276 +/- sq. ft., 3BR/1.5BA.

Tax Map: 101.003-0003-019.000-0000

Size: 4.30 +/- Acres

Full Market Value: \$295,192

Inspection: Online only. See web for photos

School District: Walkill CSD

Minimum Bid: \$27349

**#67 - 1135 Rt 208, Town of Plattekill**

Rural vacant land.

Tax Map: 101.003-0007-007.000-0000

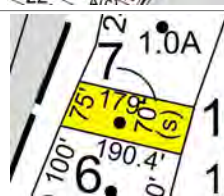
Size: 0.30 +/- Acres

Full Market Value: \$4,423

Inspection: Vacant land. Drive by anytime.

School District: Walkill CSD

Minimum Bid: \$884

**#68 - 915 South St, Town of Plattekill**

Three family residence, 1 story, Old style, built 1930 +/-, 3836 +/- sq. ft., 6BR/3BA.

Tax Map: 101.004-0006-030.000-0000

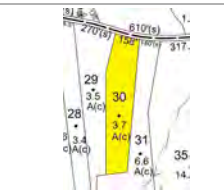
Size: 3.70 +/- Acres

Full Market Value: \$415,385

Inspection: Occupied. Drive by anytime.

School District: Walkill CSD

Minimum Bid: \$49479

**#69 - 2 Colleen Ln, Town of Plattekill**

Single family residence, 2 story, Colonial style, built 1986 +/-, 2136 +/- sq. ft., 3BR/2.5BA, porches, detached garage, barn.

Tax Map: 101.080-0001-008.000-0000

Size: 0.70 +/- Acres

Full Market Value: \$455,769

Inspection: Online only. See web for photos

School District: Walkill CSD

Minimum Bid: \$94821

**#70 - Milton Tpk, Town of Plattekill**

Rural vacant land.

Tax Map: 102.001-0001-019.000-0000

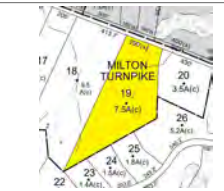
Size: 7.50 +/- Acres

Full Market Value: \$146,346

Inspection: Vacant land. Drive by anytime.

School District: Walkill CSD

Minimum Bid: \$91908

**#71 - South St, Town of Plattekill**

Rural vacant land.

Tax Map: 102.001-0004-026.000-0000

Size: 0.06 +/- Acres

Full Market Value: \$962

Inspection: Vacant land. Drive by anytime.

School District: Walkill CSD

Minimum Bid: \$594

**#72 - 76 Church St, Town of Plattekill**

Rural vacant land.

Tax Map: 107.002-0002-011.000-0000

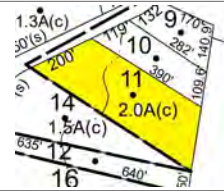
Size: 2.00 +/- Acres

Full Market Value: \$1,923

Inspection: Vacant land. Drive by anytime.

School District: Walkill CSD

Minimum Bid: \$493



#73 - Huckleberry Tpk, Town of Plattekill

Rural vacant land.

Tax Map: 107.002-0007-013.000-0000

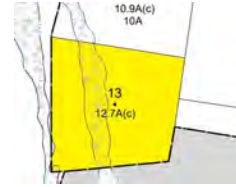
Size: 12.70 +/- Acres

Full Market Value: \$12,308

Inspection: May not have road access

School District: Wallkill CSD

Minimum Bid: \$2161

**#74 - 195 Huckleberry Tpk, Town of Plattekill**

Single family residence, 1 story, Ranch style, built 1960 +/-, 1176 +/- sq. ft., 4BR/2BA, porch, detached garage.

Tax Map: 108.001-0005-005.000-0000

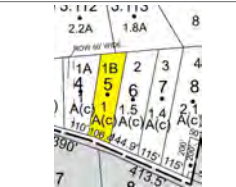
Size: 1.00 +/- Acres

Full Market Value: \$323,077

Inspection: Occupied. Drive by anytime.

School District: Wallkill CSD

Minimum Bid: \$92278

**#75 - Huckleberry Tpk, Town of Plattekill**

Rural vacant land.

Tax Map: 108.003-0001-014.000-0000

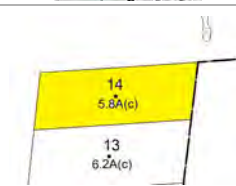
Size: 5.80 +/- Acres

Full Market Value: \$5,577

Inspection: May not have road access

School District: Wallkill CSD

Minimum Bid: \$1227

**#76 - East Rd, Town of Plattekill**

Rural vacant land.

Tax Map: 108.003-0005-002.000-0000

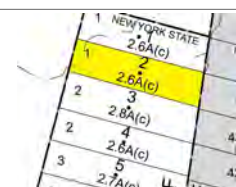
Size: 2.80 +/- Acres

Full Market Value: \$2,692

Inspection: May not have road access

School District: Wallkill CSD

Minimum Bid: \$684

**#77 - East Rd, Town of Plattekill**

Rural vacant land.

Tax Map: 108.003-0005-004.000-0000

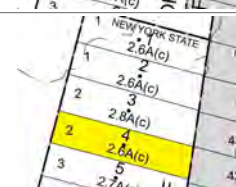
Size: 2.60 +/- Acres

Full Market Value: \$2,500

Inspection: May not have road access

School District: Wallkill CSD

Minimum Bid: \$427

**#78 - Huckleberry Tpk, Town of Plattekill**

Rural vacant land.

Tax Map: 108.003-0005-008.000-0000

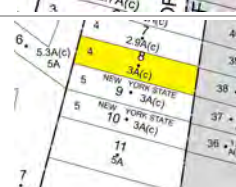
Size: 3.00 +/- Acres

Full Market Value: \$2,885

Inspection: May not have road access

School District: Wallkill CSD

Minimum Bid: \$611

**#79 - East Rd, Town of Plattekill**

Rural vacant land.

Tax Map: 108.003-0005-011.000-0000

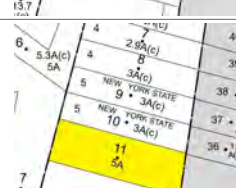
Size: 5.00 +/- Acres

Full Market Value: \$4,808

Inspection: May not have road access

School District: Wallkill CSD

Minimum Bid: \$935

**#80 - 125 Via Pioli Rd, Town of Rochester**

Rural residence, 2 story, Contemporary style, built 2001 +/-, 1904 +/- sq. ft., 3BR/2BA, porch, detached garage.

Tax Map: 059.000-0001-024.110-0000

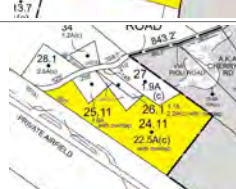
Size: 22.50 +/- Acres

Full Market Value: \$980,000

Inspection: Drive by anytime.

School District: Rondout Valley CSD

Minimum Bid: \$45558

**#81 - 4773 Route 209, Town of Rochester**

Single family residence, 1.5 story, Cape Cod style, built 1970 +/-, 1428 +/- sq. ft., 3BR/1.5BA, porch.

Tax Map: 069.003-0003-028.000-0000

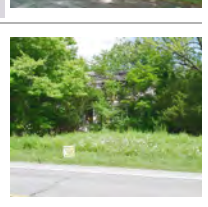
Size: 0.48 +/- Acres

Full Market Value: \$148,000

Inspection: Online only. See web for photos

School District: Rondout Valley CSD

Minimum Bid: \$26371

**#82 - 86 Academy St, Town of Rochester**

Single family residence, 1 story, Ranch style, built 2007 +/-, 1344 +/- sq. ft., 3BR/2BA, porches.

Tax Map: 076.009-0003-015.000-0000

Size: 0.69 +/- Acres

Full Market Value: \$278,000

Inspection: Occupied. Drive by anytime.

School District: Rondout Valley CSD

Minimum Bid: \$34883



#83 - 5 Main St, Town of Rochester

Vacant commercial land.

Tax Map: 077.009-0001-042.000-0000

Size: Was 0.50, now 0.25 +/- Acres School District: Rondout Valley CSD
 Full Market Value: \$36,000 Minimum Bid: \$138402
 Inspection: Vacant land. Drive by anytime.

**#84 - 133 Maple Hill Dr, Town of Rosendale**

Single family residence, 2 story, Old style, built 1900 +/-, 960 +/- sq. ft., 3BR/1BA, porch.

Tax Map: 062.016-0003-009.000-0000

Size: 0.10 +/- Acres School District: Kingston CSD
 Full Market Value: \$111,176 Minimum Bid: \$45780
 Inspection: Online only. See web for photos

**#85 - 2586 Route 32, Town of Rosendale**

Auto body, 1 story, built 1993 +/-, 2040 +/- sq. ft.

Tax Map: 063.005-0002-022.100-0000

Size: 0.30 +/- Acres School District: Kingston CSD
 Full Market Value: \$279,412 Minimum Bid: \$15548
 Inspection: Online only. See web for photos

**#86 - 521 Springtown Rd, Town of Rosendale**

Single family residence, 2 story, Old style, built 1930 +/-, 2022 +/- sq. ft., 3BR/1.5BA, enclosed porch, barn.

Tax Map: 070.004-0001-020.000-0000

Size: 0.70 +/- Acres School District: New Paltz CSD
 Full Market Value: \$444,706 Minimum Bid: \$43151
 Inspection: Online only. See web for photos

**#87 - Sand Hill Rd, Town of Rosendale**

Residential vacant land.

Tax Map: 070.026-0001-016.000-0000

Size: 0.32 +/- Acres School District: Rondout Valley CSD
 Full Market Value: \$2,549 Minimum Bid: \$673
 Inspection: Vacant land. Drive by anytime.

**#88 - North Rd-Tillson Ests, Town of Rosendale**

Residential vacant land.

Tax Map: 070.042-0001-035.000-0000

Size: 0.13 +/- Acres School District: Kingston CSD
 Full Market Value: \$196 Minimum Bid: \$290
 Inspection: May not have road access

**#89 - Back Of So Rd Lot 45, Town of Rosendale**

Residential vacant land.

Tax Map: 070.047-0001-059.000-0000

Size: 0.17 +/- Acres School District: Rondout Valley CSD
 Full Market Value: \$588 Minimum Bid: \$336
 Inspection: May not have road access

**#91 - 10 Russell St, Village of Saugerties, Town Of Saugerties**

Two family residence, 1 story, Old style, built 1840 +/-, 884 +/- sq. ft., 3BR/2BA.

Tax Map: 018.263-0005-004.000-0000

Size: 0.06 +/- Acres School District: Saugerties CSD
 Full Market Value: \$164,000 Minimum Bid: \$14172
 Inspection: Drive by anytime.

**#92 - 16 Clermont St, Village of Saugerties, Town Of Saugerties**

Single family residence, 1 story, Cottage style, built 1984 +/-, 638 +/- sq. ft., 2BR/1BA.

Tax Map: 018.263-0007-002.000-0000

Size: 0.10 +/- Acres School District: Saugerties CSD
 Full Market Value: \$209,000 Minimum Bid: \$11048
 Inspection: Drive by anytime.

**#93 - Old Route 32 Off, Town of Saugerties**

Rural vacant land.

Tax Map: 008.004-0003-024.000-0000

Size: 16.60 +/- Acres School District: Saugerties CSD
 Full Market Value: \$11,500 Minimum Bid: \$51398
 Inspection: May not have road access



#104 - Off Esopuse Creek, Town of Saugerties

Residential vacant land.

Tax Map: 017.020-0003-046.000-0000

Size: 2.70 +/- Acres

School District: Saugerties CSD

Full Market Value: \$23,000

Minimum Bid: \$2962

Inspection: Vacant land. Drive by anytime.

**#105 - Esopus Creek Rd, Town of Saugerties**

Residential vacant land.

Tax Map: 017.020-0003-047.000-0000

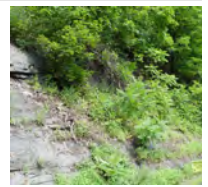
Size: 0.92 +/- Acres

School District: Saugerties CSD

Full Market Value: \$1,500

Minimum Bid: \$454

Inspection: Vacant land. Drive by anytime.

**#106 - 90 Goat Hill Rd, Town of Saugerties**

Manufactured housing

Tax Map: 027.002-0005-040.300-0000

Size: 6.00 +/- Acres

School District: Saugerties CSD

Full Market Value: \$111,000

Minimum Bid: \$22324

Inspection: Drive by anytime.

**#107 - Rt 212, Town of Saugerties**

Rural vacant land.

Tax Map: 027.002-0007-039.000-0000

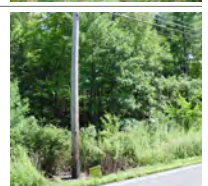
Size: 1.00 +/- Acres

School District: Saugerties CSD

Full Market Value: \$42,500

Minimum Bid: \$6984

Inspection: Vacant land. Drive by anytime.

**#108 - 33 Fel Qui Rd, Town of Saugerties**

Rural vacant land. Adjacent to Lot #109.

Tax Map: 027.004-0006-005.340-0000

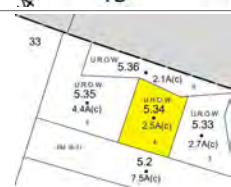
Size: 2.50 +/- Acres

School District: Saugerties CSD

Full Market Value: \$42,500

Minimum Bid: \$10121

Inspection: May not have road access

**#109 - 43 Fel Qui Rd, Town of Saugerties**

Rural vacant land. Adjacent to Lot #108.

Tax Map: 027.004-0006-005.350-0000

Size: 4.40 +/- Acres

School District: Saugerties CSD

Full Market Value: \$38,500

Minimum Bid: \$9210

Inspection: May not have road access

**#110 - 112 Fred Short Rd, Town of Saugerties**

Single family residence, 1.5 story, Contemporary style, built 1980 +/-, 1291 +/- sq. ft., 3BR/2BA, porch, garage with apartment.

Tax Map: 027.004-0007-014.000-0000

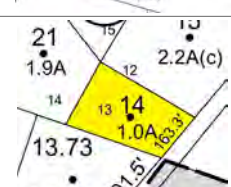
Size: 1.08 +/- Acres

School District: Saugerties CSD

Full Market Value: \$456,000

Minimum Bid: \$45020

Inspection: Occupied, Drive by anytime.

**#111 - Wolsen Dr, Town of Saugerties**

Rural vacant land.

Tax Map: 028.001-0004-055.000-0000

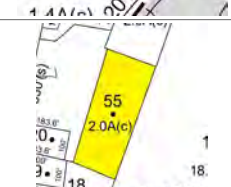
Size: 2.00 +/- Acres

School District: Saugerties CSD

Full Market Value: \$6,000

Minimum Bid: \$1181

Inspection: May not have road access

**#112 - 11 Echo Hill Rd, Town of Saugerties**

Single family residence, 1 story, Ranch style, built 1957 +/-, 1040 +/- sq. ft., 3BR/1BA, porch.

Tax Map: 028.002-0001-056.000-0000

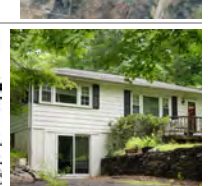
Size: 0.90 +/- Acres

School District: Saugerties CSD

Full Market Value: \$280,000

Minimum Bid: \$25908

Inspection: Drive by anytime.

**#113 - Off Esopus Creek Rd, Town of Saugerties**

Residential vacant land.

Tax Map: 028.002-0003-048.000-0000

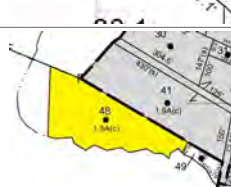
Size: 1.50 +/- Acres

School District: Saugerties CSD

Full Market Value: \$2,000

Minimum Bid: \$514

Inspection: May not have road access



#114 - 1791 Rt 32, Town of Saugerties

Single family residence, 1 story, Ranch style, built 1958 +/-, 1835 +/- sq. ft., 3BR/1.5BA, porch, attached garage, mobile home.

Tax Map: 028.004-0007-013.000-0000

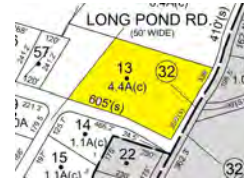
Size: 4.40 +/- Acres

School District: Saugerties CSD

Full Market Value: \$287,000

Minimum Bid: \$7353

Inspection: Occupied, Drive by anytime.

**#115 - 9 Center Rd, Town of Saugerties**

Single family residence, 1 story, Ranch style, built 1955 +/-, 1161 +/- sq. ft., 4BR/1BA.

Tax Map: 028.058-0004-021.000-0000

Size: 0.17 +/- Acres

School District: Saugerties CSD

Full Market Value: \$261,000

Minimum Bid: \$21382

Inspection: Drive by anytime.

**#116 - Rt 9w, Off, Town of Saugerties**

Residential vacant land.

Tax Map: 029.005-0002-036.000-0000

Size: 0.76 +/- Acres

School District: Saugerties CSD

Full Market Value: \$2,000

Minimum Bid: \$508

Inspection: May not have road access

**#117 - 27 Village Dr, Town of Saugerties**

Single family residence, 1 story, Ranch style, built 1960 +/-, 1397 +/- sq. ft., 3BR/1BA.

Tax Map: 029.005-0006-017.000-0000

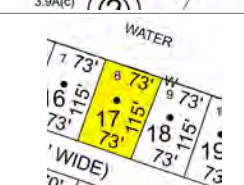
Size: 0.19 +/- Acres

School District: Saugerties CSD

Full Market Value: \$250,000

Minimum Bid: \$24557

Inspection: Drive by anytime.

**#118 - 10 Sherwood Pl, Town of Saugerties**

Residential vacant land.

Tax Map: 029.009-0009-099.178-0000

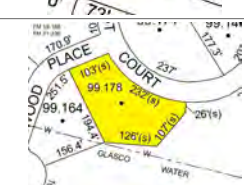
Size: 0.77 +/- Acres

School District: Saugerties CSD

Full Market Value: \$72,500

Minimum Bid: \$18023

Inspection: Vacant land. Drive by anytime.

**#119 - York St, Town of Saugerties**

Residential vacant land.

Tax Map: 029.009-0009-099.980-0000

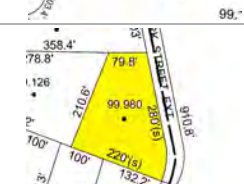
Size: 0.80 +/- Acres

School District: Saugerties CSD

Full Market Value: \$3,500

Minimum Bid: \$1273

Inspection: Vacant land. Drive by anytime.

**#120 - 73 Canterbury Dr, Town of Saugerties**

Residential vacant land.

Tax Map: 029.009-0009-099.992-0000

Size: 1.80 +/- Acres

School District: Saugerties CSD

Full Market Value: \$4,500

Minimum Bid: \$1523

Inspection: Vacant land. Drive by anytime.

**#121 - 23 Birchwood Dr S, Town of Saugerties**

Single family residence, 1 story, Ranch style, built 1968 +/-, 936 +/- sq. ft., 3BR/1BA, porch, attached garage.

Tax Map: 029.029-0006-001.000-0000

Size: 0.19 +/- Acres

School District: Saugerties CSD

Full Market Value: \$311,000

Minimum Bid: \$36820

Inspection: Occupied, Drive by anytime.

**#122 - 102 Glasco Tpke, Town of Saugerties**

Three family residence, 3 story, Old style, built 1890 +/-, 2772 +/- sq. ft., 6BR/3BA.

Tax Map: 029.046-0006-011.000-0000

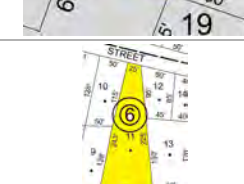
Size: 0.33 +/- Acres

School District: Saugerties CSD

Full Market Value: \$405,000

Minimum Bid: \$58999

Inspection: Occupied, Drive by anytime.

**#124 - 148 Rudy Frank Rd Ext, Town of Shandaken**

Mobile home, porch. Adjacent to Lot #125.

Tax Map: 005.013-0002-006.000-0000

Size: 2.82 +/- Acres

School District: Onteora CSD

Full Market Value: \$162,500

Minimum Bid: \$10458

Inspection: Occupied, Drive by anytime.



#125 - 142 Rudy Frank Rd Ext, Town of Shandaken

Mobile home, porch. Adjacent to Lot #124.

Tax Map: 005.013-0002-033.000-0000

Size: 1.24 +/- Acres

Full Market Value: \$151,563

Inspection: Occupied, Drive by anytime.

School District: Onteora CSD

Minimum Bid: \$9771

**#126 - Fox Hollow Rd, Town of Shandaken**

Residential vacant land.

Tax Map: 013.005-0001-017.000-0000

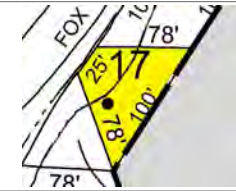
Size: 0.17 +/- Acres

Full Market Value: \$11,719

Inspection: Vacant land. Drive by anytime.

School District: Onteora CSD

Minimum Bid: \$1026

**#127 - 32 Baker Rd, Town of Shandaken**

Vacant land with improvement, barn.

Tax Map: 013.020-0002-039.140-0000

Size: 1.86 +/- Acres

Full Market Value: \$81,250

Inspection: Drive by anytime.

School District: Onteora CSD

Minimum Bid: \$5537

**#129 - Route 28, Town of Shandaken**

Residential vacant land.

Tax Map: 025.019-0001-006.000-0000

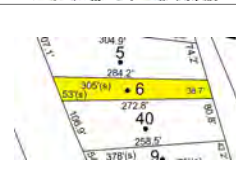
Size: 0.28 +/- Acres

Full Market Value: \$15,625

Inspection: Vacant land. Drive by anytime.

School District: Onteora CSD

Minimum Bid: \$1424

**#130 - Church Rd, Town of Shawangunk**

Private forest.

Tax Map: 091.004-0001-042.000-0000

Size: 24.00 +/- Acres

Full Market Value: \$109,564

Inspection: May not have road access

School District: Pine Push CSD

Minimum Bid: \$11665

**#131 - Upper Mountain Rd, Town of Shawangunk**

Rural vacant land.

Tax Map: 092.003-0003-003.000-0000

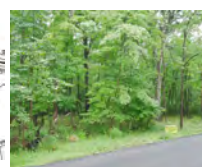
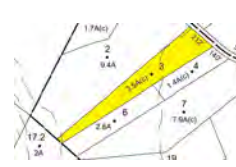
Size: 3.50 +/- Acres

Full Market Value: \$74,280

Inspection: Vacant land. Drive by anytime.

School District: Pine Push CSD

Minimum Bid: \$10359

**#132 - Indian Springs Rd, Town of Shawangunk**

Rural vacant land.

Tax Map: 099.001-0001-024.000-0000

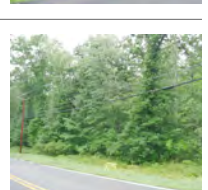
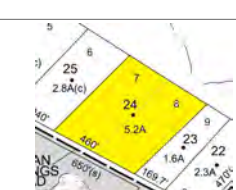
Size: 5.20 +/- Acres

Full Market Value: \$83,565

Inspection: Vacant land. Drive by anytime.

School District: Pine Push CSD

Minimum Bid: \$8961

**#133 - 234 Jansen Rd, Town of Shawangunk**

Residential vacant land.

Tax Map: 099.001-0005-021.000-0000

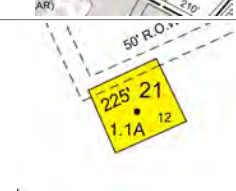
Size: 1.10 +/- Acres

Full Market Value: \$13,928

Inspection: May not have road access

School District: Pine Push CSD

Minimum Bid: \$2682

**#134 - 1086 Hoagerburgh Rd, Town of Shawangunk**

Single family residence, 1.5 story, Old style, built 1850 +/-, 1726 +/- sq. ft., 3BR/2BA, porch.

Tax Map: 100.003-0002-001.000-0000

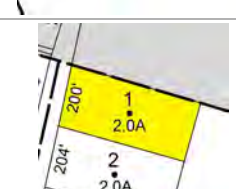
Size: 2.00 +/- Acres

Full Market Value: \$194,986

Inspection: Occupied. Drive by anytime.

School District: Walkill CSD

Minimum Bid: \$9077

**#135 - Off Forest Glen Rd, Town of Shawangunk**

Rural vacant land.

Tax Map: 104.002-0006-004.000-0000

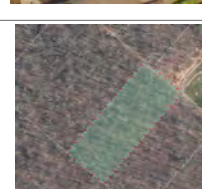
Size: 1.20 +/- Acres

Full Market Value: \$15,599

Inspection: May not have road access

School District: Pine Push CSD

Minimum Bid: \$2373



#147 - 114 Eastern Pkwy Ext, Town of Ulster

Single family residence, 1 story, Cottage style, built 1948 +/-, 668 +/- sq. ft., 2BR/1BA, porches.

Tax Map: 039.011-0006-001.000-0000

Size: 0.78 +/- Acres

Full Market Value: \$121,463

Inspection: Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$42179

**#148 - 58 Brigham Ln, Town of Ulster**

Seasonal residence, 1 story, Ranch style, built 1951 +/-, 2120 +/- sq. ft., 2BR/1BA, detached garage. Waterfront on Esopus Creek.

Tax Map: 039.015-0003-017.000-0000

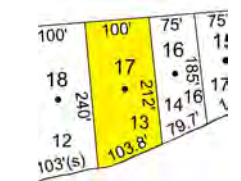
Size: 100' x 212'

Full Market Value: \$79,268

Inspection: Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$50677

**#149 - 872 Neighborhood Rd, Town of Ulster**

Single family residence, 1.5 story, Old style, built 1911 +/-, 1677 +/- sq. ft., 4BR/2BA, porch, detached garage.

Tax Map: 039.019-0003-001.000-0000

Size: 145.30000000000001' x 174'

Full Market Value: \$330,732

Inspection: Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$207015

**#153 - Route 28A, Town of Ulster**

Commercial vacant land.

Tax Map: 047.026-0001-013.000-0000

Size: 33' x 27.7'

Full Market Value: \$1,463

Inspection: May not have road access

School District: Kingston CSD

Minimum Bid: \$682

**#154 - 141 John St, Town of Ulster**

Residential vacant land.

Tax Map: 048.052-0004-013.000-0000

Size: 101.1' x 92'

Full Market Value: \$5,610

Inspection: Vacant land. Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$14294

**#155 - 111 John St, Town of Ulster**

Single family residence, 1.5 story, Old style, built 1924 +/-, 1150 +/- sq. ft., 3BR/1BA, enclosed porches.

Tax Map: 048.052-0004-020.000-0000

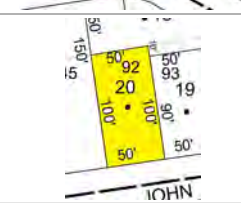
Size: 50' x 100'

Full Market Value: \$80,976

Inspection: Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$13680

**#156 - 725 First St, Town of Ulster**

Single family residence, 1 story, Old style, built 1875 +/-, 704 +/- sq. ft., 2BR/1BA, enclosed porch, detached garage.

Tax Map: 048.052-0007-010.000-0000

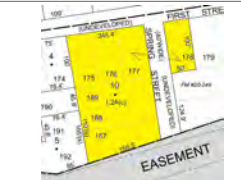
Size: 1.20 +/- Acres

Full Market Value: \$95,610

Inspection: Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$48252

**#157 - 15 Perry Hill Rd, Town of Ulster**

Single family residence, 1 story, Ranch style, built 2006 +/-, 1512 +/- sq. ft., 3BR/2BA, porches.

Tax Map: 048.058-0007-027.000-0000

Size: 0.85 +/- Acres

Full Market Value: \$426,829

Inspection: Occupied, Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$26354

**#158 - 39 Stahlman Pl, Town of Ulster**

Single family residence, 1 story, Ranch style, built 1955 +/-, 936 +/- sq. ft., 3BR/1BA, porches, attached garage.

Tax Map: 048.065-0008-014.000-0000

Size: 80' x 110'

Full Market Value: \$237,805

Inspection: Occupied, Drive by anytime.

School District: Kingston CSD

Minimum Bid: \$21768

**#159 - 1019 Route 213, Town of Ulster**

Junkyard, 1 story, auto service center style, built 1960 +/-, 1980 +/- sq. ft., built 1960 +/-, 1 story, 1973 +/- sq. ft.

Tax Map: 056.071-0002-003.000-0000

Size: 0.20 +/- Acres

Full Market Value: \$151,220

Inspection: Online only. See web for photos

School District: Kingston CSD

Minimum Bid: \$52887



#160 - 36 Cape Ave, Village of Ellenville, Town of Wawarsing

Vacant commercial land.

Tax Map: 082.076-0001-001.000-0000

Size: 4.97 +/- Acres

School District: Ellenville CSD

Full Market Value: \$39,333

Minimum Bid: \$438833

Inspection: Vacant land. Drive by anytime.

**#161 - 12 Hickory St, Village of Ellenville, Town of Wawarsing**

Other storage, 2 story, built 1978 +/-, 28832 +/- sq. ft.

Tax Map: 083.069-0004-028.000-0000

Size: 1.29 +/- Acres

School District: Ellenville CSD

Full Market Value: \$240,250

Minimum Bid: \$42225

Inspection: Occupied. Drive by anytime.

**#162 - 7 Siegel Dr, Village of Ellenville, Town of Wawarsing**

Single family residence, 1 story, Ranch style, built 2009 +/-, 1344 +/- sq. ft., 3BR/2BA, attached garage.

Tax Map: 091.022-0002-002.000-0000

Size: 0.38 +/- Acres

School District: Ellenville CSD

Full Market Value: \$285,667

Minimum Bid: \$35251

Inspection: Online only. See web for photos

**#163 - 12 Pine St, Village of Ellenville, Town of Wawarsing**

Commercial vacant land. Adjacent to Lot #164.

Tax Map: 091.022-0003-029.000-0000

Size: 0.52 +/- Acres

School District: Ellenville CSD

Full Market Value: \$46,333

Minimum Bid: \$30288

Inspection: Vacant land. Drive by anytime.

**#164 - 14-18 Pine St, Village of Ellenville, Town of Wawarsing**

Commercial vacant land. Adjacent to Lot #163, 165.

Tax Map: 091.022-0003-030.000-0000

Size: 0.16 +/- Acres

School District: Ellenville CSD

Full Market Value: \$25,333

Minimum Bid: \$17929

Inspection: Vacant land. Drive by anytime.

**#165 - Pine St, Village of Ellenville, Town of Wawarsing**

Commercial vacant land. Adjacent to Lot #164.

Tax Map: 091.022-0003-031.000-0000

Size: 0.15 +/- Acres

School District: Ellenville CSD

Full Market Value: \$7,167

Minimum Bid: \$7154

Inspection: Vacant land. Drive by anytime.

**#166 - 176 Center St, Village of Ellenville, Town of Wawarsing**

Two family residence, 1.7 story, Old style, built 1900 +/-, 1556 +/- sq. ft., 4BR/2BA, porch.

Tax Map: 091.022-0009-027.000-0000

Size: 0.17 +/- Acres

School District: Ellenville CSD

Full Market Value: \$108,333

Minimum Bid: \$17088

Inspection: Online only. See web for photos

**#167 - 665 Rt 55, Town of Wawarsing**

Single family residence, 1 story, Bungalow style, built 1930 +/-, 980 +/- sq. ft., 2BR/1BA.

Tax Map: 074.002-0001-063.000-0000

Size: .58 NOW .51 +/- Acres

School District: Ellenville CSD

Full Market Value: \$79,500

Minimum Bid: \$79137

Inspection: Drive by anytime.

**#169 - 118 Weiser Rd, Town of Wawarsing**

Rural vacant land.

Tax Map: 074.003-0002-016.500-0000

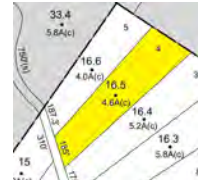
Size: 4.60 +/- Acres

School District: Ellenville CSD

Full Market Value: \$39,167

Minimum Bid: \$6459

Inspection: Vacant land. Drive by anytime.

**#170 - 1283 Ulster Heights Rd, Town of Wawarsing**

Vacant land with improvement .

Tax Map: 074.003-0003-047.000-0000

Size: 0.14 +/- Acres

School District: Ellenville CSD

Full Market Value: \$1,500

Minimum Bid: \$25775

Inspection: Drive by anytime.



#171 - Continental Rd, Town of Wawarsing

Residential land with improvement. Waterfront on Roundout Creek.

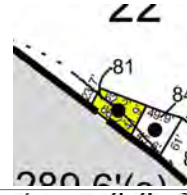
**Tax Map: WAS 083.006-0003-081.000-0000 THEN 075.003-0003-081.000-0000
NOW 075.003-0002-081.000**

Size: 0.05 +/- Acres

School District: Ellenville CSD

Full Market Value: \$9,667

Minimum Bid: \$11867

**#172 - 33 Vernooy Dr, Town of Wawarsing**

Single family residence, 1 story, Bungalow style, built 1930 +/-, 896 +/- sq. ft., 2BR/1BA, enclosed porch.

Tax Map: 075.004-0001-064.000-0000

Size: 0.36 +/- Acres

School District: Ellenville CSD

Full Market Value: \$78,333

Minimum Bid: \$25410

Inspection: Online only. See web for photos

**#173 - Old Queens Hwy, Town of Wawarsing**

Rural vacant land.

Tax Map: 075.004-0002-012.000-0000

Size: 13.80 +/- Acres

School District: Rondout Valley CSD

Full Market Value: \$58,167

Minimum Bid: \$5876

Inspection: Vacant land. Drive by anytime.

**#174 - Rt 209, Town of Wawarsing**

Rural vacant land.

Tax Map: 075.004-0002-035.111-0000

Size: 12.50 +/- Acres

School District: Rondout Valley CSD

Full Market Value: \$70,000

Minimum Bid: \$7865

Inspection: Vacant land. Drive by anytime.

**#175 - Carlo Dr, Town of Wawarsing**

Residential vacant land.

Tax Map: 076.013-0001-055.000-0000

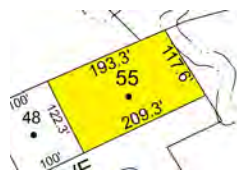
Size: 0.55 +/- Acres

School District: Rondout Valley CSD

Full Market Value: \$2,833

Minimum Bid: \$1012

Inspection: Vacant land. Drive by anytime.

**#176 - 49 42nd St, Town of Wawarsing**

Converted residence, 2 story, built 1960 +/-, 2800 +/- sq. ft. Waterfront on Rondout Creek.

Tax Map: 076.013-0004-037.100-0000

Size: 0.82 +/- Acres

School District: Rondout Valley CSD

Full Market Value: \$48,333

Minimum Bid: \$4677

Inspection: Occupied. Drive by anytime.

**#177 - Rt 44/55, Town of Wawarsing**

Rural vacant land.

Tax Map: 076.013-0006-003.000-0000

Size: 6.30 +/- Acres

School District: Rondout Valley CSD

Full Market Value: \$10,500

Minimum Bid: \$2380

Inspection: Vacant land. Drive by anytime.

**#178 - Rt 52, Town of Wawarsing**

Rural vacant land.

Tax Map: 081.001-0001-020.000-0000

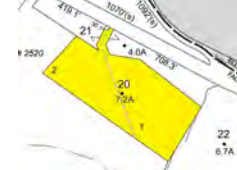
Size: 7.20 +/- Acres

School District: Fallsburg CSD

Full Market Value: \$37,500

Minimum Bid: \$5571

Inspection: Vacant land. Drive by anytime.

**#179 - 1225 Briggs Hwy, Town of Wawarsing**

Single family residence, 1.5 story, Old style, built 1938 +/-, 1075 +/- sq. ft., 3BR/1BA, enclosed porch, detached garage, cabin/bungalow. 357 +/- sq. ft.

Tax Map: 081.002-0003-006.000-0000

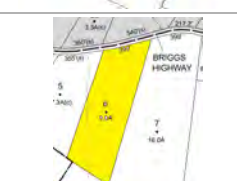
Size: 9.00 +/- Acres

School District: Ellenville CSD

Full Market Value: \$198,667

Minimum Bid: \$20623

Inspection: Online only. See web for photos

**#180 - 649-651 Briggs Hwy, Town of Wawarsing**

Multiple residence, 1 story, Old style, built 1930 +/-, 2144 +/- sq. ft., 6BR/2BA, porch, dependent residence. 772 +/- sq. ft.

Tax Map: 082.001-0002-015.000-0000

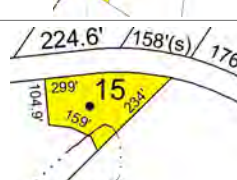
Size: 0.65 +/- Acres

School District: Ellenville CSD

Full Market Value: \$126,667

Minimum Bid: \$8045

Inspection: Online only. See web for photos



#181 - Birchall Rd, Town of Wawarsing

Rural vacant land.

Tax Map: 082.003-0002-062.000-0000

Size: WAS 1.00 NOW 4.30 +/- Acres

Full Market Value: \$37,333

Inspection: May not have road access

School District: Ellenville CSD

Minimum Bid: \$3855

**#182 - 7455 Rt 209, Town of Wawarsing**

Vacant commercial land.

Tax Map: 083.001-0001-002.000-0000

Size: WAS .00 NOW .38 +/- Acres

Full Market Value: \$38,500

Inspection: Vacant land. Drive by anytime.

School District: Ellenville CSD

Minimum Bid: \$162879

**#183 - Foordmore Rd, Town of Wawarsing**

Rural vacant land.

Tax Map: 083.002-0002-050.000-0000

Size: 0.32 +/- Acres

Full Market Value: \$1,500

Inspection: May not have road access

School District: Rondout Valley CSD

Minimum Bid: \$563

**#184 - 327 Berme Rd, Town of Wawarsing**

Vacant land with improvement.

Tax Map: 083.003-0002-002.000-0000

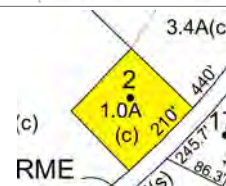
Size: 1.00 +/- Acres

Full Market Value: \$25,000

Inspection: Drive by anytime.

School District: Ellenville CSD

Minimum Bid: \$3399

**#185 - 25 McBride St, Town of Wawarsing**

Single family residence, 2 story, Old style, built 1905 +/-, 1486 +/- sq. ft., 2BR/1BA.

Tax Map: 083.006-0001-056.000-0000

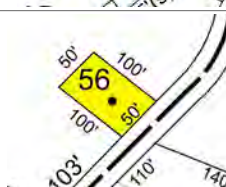
Size: 0.11 +/- Acres

Full Market Value: \$39,167

Inspection: Drive by anytime.

School District: Ellenville CSD

Minimum Bid: \$8819

**#186 - 58 Plank Rd, Town of Wawarsing**

Single family residence, 1 story, Old style, built 1947 +/-, 2004 +/- sq. ft., 2BR/1BA, porch, attached garage.

Tax Map: 083.006-0005-080.000-0000

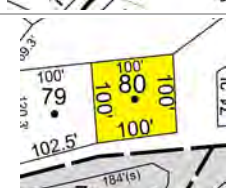
Size: 0.23 +/- Acres

Full Market Value: \$188,167

Inspection: Occupied. Drive by anytime.

School District: Ellenville CSD

Minimum Bid: \$20837

**#187 - Mt Meenagha Rd, Town of Wawarsing**

Rural vacant land.

Tax Map: 091.014-0001-015.120-0000

Size: 7.20 +/- Acres

Full Market Value: \$96,000

Inspection: Vacant land. Drive by anytime.

School District: Ellenville CSD

Minimum Bid: \$11835

**#188 - Vista Maria Rd, Town of Wawarsing**

Rural vacant land. Adjacent to Lot #189.

Tax Map: 098.006-0001-011.200-0000

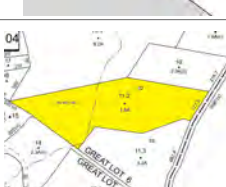
Size: 4.60 +/- Acres

Full Market Value: \$70,833

Inspection: Vacant land. Drive by anytime.

School District: Ellenville CSD

Minimum Bid: \$13836

**#189 - Vista Maria Rd, Town of Wawarsing**

Rural vacant land. Adjacent to Lot #188.

Tax Map: 098.006-0001-011.300-0000

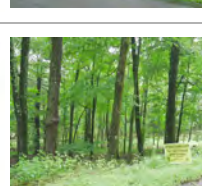
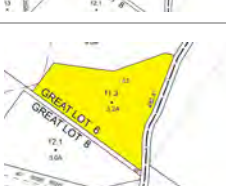
Size: 3.20 +/- Acres

Full Market Value: \$62,500

Inspection: Vacant land. Drive by anytime.

School District: Ellenville CSD

Minimum Bid: \$12239

**#190 - Vanwagner Rd, Town of Woodstock**

Rural vacant land.

Tax Map: 015.003-0003-021.000-0000

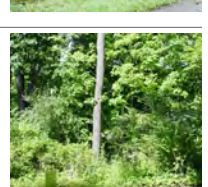
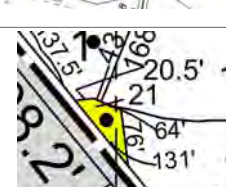
Size: 0.10 +/- Acres

Full Market Value: \$6,522

Inspection: Vacant land. Drive by anytime.

School District: Onteora CSD

Minimum Bid: \$1111



#192 - 20 Country Club Ln, Town of Woodstock

Multiple residence, 1 story, style, built 1945 +/-, 1075 +/- sq. ft., BR/BA, plus others, external apartment. restaurant. seasonal.

Tax Map: 027.014-0002-015.100-0000

Size: 6.48 +/- Acres

School District: Onteora CSD

Full Market Value: \$1,521,739

Minimum Bid: \$174473

Inspection: Occupied. Drive by anytime.

**#193 - Forestwood Dr, Town of Woodstock**

Rural vacant land.

Tax Map: 027.019-0006-037.000-0000

Size: 0.03 +/- Acres

School District: Kingston CSD

Full Market Value: \$3,913

Minimum Bid: \$710

Inspection: Vacant land. Drive by anytime.

**#194 - 9 Mowers Ln, Town of Woodstock**

Single family residence with apartment, 2 story, Old style, built 1915 +/-, 1722 +/- sq. ft., 3BR/2BA, porch.

Tax Map: 027.055-0001-021.000-0000

Size: 0.25 +/- Acres

School District: Onteora CSD

Full Market Value: \$475,000

Minimum Bid: \$75496

Inspection: Drive by anytime.

**#195 - Off Wittenberg Rd, Town of Woodstock**

Rural vacant land.

Tax Map: 037.001-0002-034.000-0000

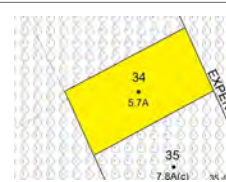
Size: 5.68 +/- Acres

School District: Onteora CSD

Full Market Value: \$76,522

Minimum Bid: \$7211

Inspection: May not have road access



AArauctions.com

2026 Tax Foreclosure 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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