

AUCTIONS

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Cattaraugus County Tax Foreclosed Real Estate Auction #28598

Auction Opens: Tue, May 17 12:00pm ET

Auction Closes: Tue, May 31 10:00am ET

Lot	Title	Lot	Title
0000	YOU CANNOT BID UNTIL....	0029	Prill Rd, East Otto
0001	228 Seventh St N, City of Olean	0030	Prill Rd, East Otto
0002	927 Buffalo St, City of Olean	0031	REMOVED FROM SALE
0003	304 East Ave, City of Olean	0031A	5338 Bryant Hill Rd, Ellicottville
0004	319 Eighth St N, City of Olean	0032	REMOVED FROM SALE
0006	117 Green St W, City of Olean	0032A	2644 Cutting Rd, Farmersville
0007	1123 Henley St W, City of Olean	0034	14 Pennsylvania Ave, V. Franklinville
0008	245 Barry St S, City of Olean	0035	7990 Tug Hill Rd, Franklinville
0009	231 Third St N, City of Olean	0036	Chestnut St, V. Franklinville
0011	135 Orleans Ave, City of Olean	0037	35 Elm St, V. Franklinville
0012	207 Eighth St S, City of Olean	0040	Willow Rd, Hinsdale
0013	10 Edwards Crt, City of Olean	0041	Masten Rd, Hinsdale
0014	REMOVED FROM SALE	0041A	1327 Congress Rd, Hinsdale
0015	115 Seventh St S, City of Olean	0042	Chapman Rd (Off), Humphrey
0016	905 Irving St, City of Olean	0043	5984 Five Mile Rd, Ischua
0017	219 First St N, City of Olean	0044	REMOVED FROM SALE
0018	321-R Riverside Dr E, City of Olean	0045	Dredge Rd, Leon
0019	140 Tenth St N, City of Olean	0046	Cash Rd, Machias
0020	312 Green St W, City of Olean	0047	9531 Marble Rd, Machias
0021A	316 Laurel Ave, City of Olean	0048	Dutch Hill Rd, Napoli
0021B	497 Martha Ave, City of Olean	0052	74 South St, V. Cattaraugus
0021C	489 Martha Ave, City of Olean	0054	Andrew St, Olean
0021D	310 Riverside Dr E, City of Olean	0056	REMOVED FROM SALE
0021E	306 Green St W, City of Olean	0058	11401 Route 39, Perrysburg
0021F	118-R Green St W, City of Olean	0059	REMOVED FROM SALE
0022	REMOVED FROM SALE	0060	11254 Route 39, Perrysburg
0023	Removed from Sale	0061	Lillibridge Rd, Portville
0023A	Us Rte 219, Ashford	0062	Lillibridge Rd (Off), Portville
0024	REMOVED FROM SALE	0063	Lillibridge Rd, Portville
0025	126 Hall St, Conewango	0064A	1372 Lillibridge Rd, Portville
0026	8325 Rte 62, Dayton	0064B	3536 Watts Cross Rd, Randolph
0027	9728 Rte 62, Dayton	0065	West Perimeter Rd, South Valley
0028	8563 Rte 62, Dayton	0065A	REMOVED FROM SALE

Lot	Title
0066	3231 NYS Rte 39, Yorkshire
0067	4876 Creek Rd, Yorkshire

REGISTRATION IS CLOSED***If you are a successful high bidder, please do not call our office asking what to do next. Our office will contact you to either collect your deposit amount on a Credit Card or provide you with the deposit amount you will need to pay at the Treasurer's office. Please be available via the phone number you provided at registration. **THERE WILL BE NO PAYMENTS ACCEPTED AT THE TREASURER'S OFFICE THE DAY THE AUCTION CLOSES, 5/31.** You may **ONLY** pay at the the Treasurer's office, 6/1 and 6/2.

Internet Bidding Questions: Please contact Auctions International, Inc. Customer Service at (800) 536-1401 option 2

Questions Regarding "Online Bidder Registration Packet" : Please contact RJ Klisiewicz at (800) 536-1401 x 110

Taxes due upon purchase it will goes as follows: Any property in the City of Olean the winning bidder will be responsible for the current year city tax which came out May 1st. For information on the exact amount due bidders can contact the City of Olean. Any property in a Village (Allegany, South Dayton, Ellicottville, Franklinville, Little Valley, Cattaraugus, Gowanda, Portville, Delevan) the winning bidders will be responsible for the Village tax that comes out June 1st. Bidders can research previous year's tax amounts for more info on what to expect for a village tax amount. **TERMS AND CONDITIONS**

All Properties sold ?As Is?Where Is?. The Purchaser assumes all environmental risks associated with the Property being conveyed. County makes no representation as to the zoning compliance of the property. Any promotional tools, such as slides, tax maps, etc., are for informational purposes only. Seller and/or Auctioneer neither guarantees nor warranties anything as to location, dimensions, parcel use or size. The County of Cattaraugus can only sell real property that has been assessed. It cannot sell any personal property on the premises. The disposition of that personal property is the responsibility of the successful bidder **FOLLOWING THE CLOSING OF THE SALE**, by contacting the former owner.

Any Rights of Way, Easements or Covenants in existence at the time of the County Foreclosure remain and will be binding on the successful bidder.

ALL DELINQUENT WATER AND SEWER BILLS ARE THE RESPONSIBILITY OF THE BUYER. THE COUNTY WILL NO LONGER BE RESPONSIBLE FOR THAT PAYMENT.

The successful bidder shall be responsible for payment of the applicable current city and village taxes related to the Spring Auction, and the School taxes related to the Fall Auction, at the time that the bidder tenders the bid balance to the County.

All Properties are sold subject to subsequent County Legislature confirmation. The County Legislature reserves the right to reject any or all bids, at their sole discretion, for any reason whatsoever.

Possession of the property is forbidden until the deed is recorded with the Cattaraugus County Clerk, conveying title to the purchaser. Title Vests upon recording the deed. It is agreed between the County and the purchaser that delivery and acceptance of the deed occurs upon recording the deed. **ABSOLUTELY NO TRESPASSING SHALL OCCUR.** This will be enforced for the protection of the seller and of the buyer. Violation can stop the sale and violators could be prosecuted.

The County Legislature reserves the right to reject any bids if the bidder has violated the Terms and Conditions of this sale, or a violation of Law as related to a particular property before, at the time of, or subsequent to the given auction, and at the discretion of the Treasurer, violator could be barred from future auctions.

The County will convey by Quit-Claim Deed only, with no warranty or representation as to the marketability of the title. After approval of the County Legislature, and after payment of the accepted purchase price, along with any applicable current taxes, and closing fees/costs, deed filing fee, the deed will be recorded by the county in the Clerk's Office.

At the auction, the successful Bidder is required to deposit 20% of the bid price (to be applied to the

purchase price) and 10% buyer premium (4% discount if you use cash or guaranteed funds) 20% deposit and buyer premium are both non-refundable, in the form of cash, money order, certified check, or VISA, Mastercard, or Discover (no personal or business checks, no AmEx card). If the highest bidder fails to tender the 20% deposit along with the 10% buyer premium (6% after discount) before the deadline on the auction date, then the second highest bidder shall be notified and be given opportunity to tender their own high bid to the County. If the second highest bidder fails to tender the high bid price to the County by the deadline established on the Auction date, then the parcel will be re-auctioned at a later date, and neither the 1st bidder nor the 2nd bidder may participate in the rebid. All bidders should pay for their parcels immediately, and all 2nd bidders should be prepared to make a deposit on the parcels for which they are a back-up bidder. NOTE: Deposit Payments made directly to the County Treasurer's Offices, via cash or certified check, may be done so on Wednesday, June 1st before 4pm AND Thursday, June 2nd before 4pm. Deposit Payments made with a Credit/Debit card will be collected on the day of the auction closing, by Auctions International Staff. Please be available via the telephone number you utilized on your registration documents.

Any bidder who refuses to pay for one or more of their parcels cannot purchase any other parcel at that auction, and may be prohibited from bidding at future auctions.

Bid for \$250 or less must be paid in full at the close of the auction, and is non-refundable. Other fees such as any applicable current tax, or deed filing fee will still have a 30-day deadline.

Once the auctioneer accepts a bid and down-payment is made, no refunds will be made.

In the event of a live auction. All bidders must hold a bidder number paddle provided by the auction company.

Any mailed bid received prior to an in person auction shall be accompanied by 20% of the bid along with 10% (or discounted 6%) buyer premium by Cashier's check. In the event there are no other bidders, auctioneer will ask if anyone wishes to be considered the second bidder at that minimum bid amount. All decisions regarding disputes shall remain totally within the auctioneer's discretion.

Auctioneer reserves the right to reject any bid that is not an appreciable advancement over the preceding bid.

The auctioneer and the seller shall remain forever immune from any and all liability concerning any personal injury or property damage occurring before, during or after the auction, no matter what the cause. At the time the auctioneer declares the final and highest bid, the buyer will be required to sign the Purchase Agreement.

If a buyer cannot be present, he shall bid through a representative appointed by signed Power of Attorney, which document shall be submitted at the time of registration.

Deed must be made out according to either registration information, or Power of Attorney document.

If the successful bidder does not tender payment in full within 30 (thirty) days after adoption (by the County Legislature) of the bid, the 20% of the total bid price will be forfeited to Cattaraugus County. Buyer's premium is also non-refundable. Seller is not responsible for payment of interest on deposit whether closed or not.

Successful bidder/purchaser shall certify that he/she does not represent the former owner/owners of the property against whom the County foreclosed, and agrees that he/she shall not convey the property to the former owner(s) within 24 months subsequent to the auction date. If such transfer occurs, purchaser understands that he/she may be found to have committed fraud and/or intent to defraud and will be liable for any deficiency owed to the County as related to the auction price compared to the foreclosed amount. No sale of tax title property shall be made to any County Legislators, Legislator's spouse or dependent children.

Evictions, if necessary, are the responsibility of the new owner, in accordance with State and Law law.

Buyer's Premium: There is a 6% discounted Buyer's Premium in effect for this auction for payments

07/02/22 02:55:40
made with cash or certified funds. A 10% non-discounted buyer's premium will be charged for payments
made with credit/debit cards.

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