AUCTIONS INTERNATIONAL auctionsinternational.com

DAY 2 - Chautauqua County Tax Foreclosed Real Estate Auction #29198

Auction Opens: Sat, Jul 9 12:00pm ET **Auction Closes:** Fri, Jul 22 10:00am ET

Lot	Title
0000	You Cannot Place Bids Until...
0000A	Towns & Villages ADDITIONAL INFO
0000B	Test Bidding Here
0000C	Auction Terms & Conditions
0455	3531 Webster Rd, Arkwright
0457	9185 Walnut Creek Rd, Arkwright
0459	Deer Run, Arkwright
0463	3 Crescent Ave, Village of Lakewood
0465	REMOVED FROM SALE
0467	Oak St, Village of Lakewood
0471	Woodcrest Ave, Village of Lakewood
0482	Summit St, Busti
0486	1855 Big Tree Sugar Grove Rd, Busti
0489	2996 Garfield Rd, Busti
0490	Garfield Rd, Busti
0491	1786 Forest Ave, Busti
0494	Big Tree Sugar Grove Rd, Busti
0496	233 N Pearl St, Carroll
0497	736 Ivory Rd, Carroll
0500	REMOVED FROM SALE
0501	Falconer St, Carroll
0502	REAR Howard, Carroll
0503	135 W Main St, Carroll
0504	S Pearl St, Carroll
0506	625 Sandberg Rd, Carroll
0507	REMOVED FROM SALE
0510	9 Reed St, Village of Sinclairville
0511	Rear East Ave, Village of Sinclairville
0512	22 East Ave, Village of Sinclairville
0513	16 Maple St, Village of Sinclairville
0514	REMOVED FROM SALE
0515	2230 Millcreek Rd, Charlotte
0524	Meadows Rd, Chautauqua

Lot	Title
0527	5628 Leet Ave, Chautauqua
0536	Dybka Rd, Cherry Creek
0537	Route 83 Rear, Cherry Creek
0539	491 Maple Ave, Cherry Creek
0540	638 Southside Ave W, Cherry Creek
0541	680 Southside Ave, Cherry Creek
0542	6703 S Main St, Cherry Creek
0543	572 Southside Ave E, Cherry Creek
0544	578 Southside Ave E, Cherry Creek
0545	6678 S Main St, Cherry Creek
0547	Southside Ave E Rear, Cherry Creek
0548	Weeks Rd, Clymer
0550	Westman Rd Rear, Ellery
0556	2854 Greenhurst Ave, Ellery
0557	Belle Ave, Ellery
0560	44 E Duquesne St, Village of Celoron
0568	Lot 568 & 569 - Edgewater St, Village of Celoron
0570	13 Edgewater St, Village of Celoron
0571	10 Venice St, Village of Celoron
0572	E Linwood Ave, Village of Celoron
0573	12 E Linwood Ave, Village of Celoron
0576	W Sixth St, Village of Celoron
0577	Dunham Ave, Village of Celoron
0582	Richard Ave, Village of Falconer
0584	8 Williams St, Village of Falconer
0585	400 W Main St, Village of Falconer
0587	3551 N Main St Ext, Ellicott
0592	Old Fluvanna Rd, Ellicott
0593	Elmwood Ave, Ellicott
0594	Elmwood Ave, Ellicott
0595	Elmwood Ave, Ellicott
0597	Buffalo St Ext (Rear), Ellicott

Lot	Title
0599	E Elmwood Ave Ext, Ellicott
0603	Hunt Rd, Ellicott
0604	Howard Ave, Ellicott
0605	37 Magnolia Ave, Ellicott
0606	Fairfax Rd, Ellicott
0607	Willow Ave, Ellicott
0611	Old Chautauqua Rd, Ellington
0612	5521 N Rt 62, Ellington
0616	724 E Main St, Ellington
0617	4477 S Rt 62, Ellington
0619	4212 S Rt 62, Ellington
0620	4206 S Rt 62, Ellington
0626	Lester St, Village of Sinclairville
0627	4795 Damon Hill Rd, Gerry
0630	4312 Cobb Rd, Gerry
0631	37 Tew St, Village of Silver Creek
0632	41 Monroe St, Village of Silver Creek
0633	1 Oak St, Village of Silver Creek
0634	7 Hickory St, Village of Silver Creek
0635	21 Hickory St, Village of Silver Creek
0636	248 Central Ave, Village of Silver Creek
0637	REMOVED FROM SALE
0638	269-273 Central Ave, Village of Silver Creek
0639	15 Lafayette St, Village of Silver Creek
0641	150 Main St, Village of Silver Creek
0642	11 Pearl St, Hanover
0646	12820 Mott Rd, Hanover
0649	12328 Hanover Rd, Hanover
0650	Lot 650 & 651 - 1539 Rt 5, Hanover
0655	12252 Hanover Rd, Hanover
0656	0 Buffalo Rd, Hanover
0657	0 Buffalo Rd, Hanover
0658	Lot 658 & 659 - 11003 Bennett State Rd, Hanover
0660	2 Walnut St, Hanover
0662	5427 Button Valley Rd, Harmony
0663	1136 Hoag Rd, Harmony
0664	5094 Kortwright Rd, Harmony
0672	2957 North Rd, Mina
0673	Mina French Creek Rd, Mina
0677	2301 N Maple Ave, North Harmony
0679	3591 Dailey Hill Rd, Poland
0681	Mud Creek Rd, Poland

Lot	Title
0682	169 E Main St, Village of Fredonia
0683	99 Gardner St, Village of Fredonia
0684	Clark St, Village of Fredonia
0690	32 Seymour St, Village of Fredonia
0698	38 Carol Ave, Village of Fredonia
0699	Route 5, Pomfret
0700	First St (VBB), Pomfret
0701	Lake Rd (VBB), Pomfret
0702	Lot 702 & 703 - South East Blvd, Pomfret
0704	Fifth St, Pomfret
0706	10404 Chestnut Rd, Pomfret
0708	3704 Route 83, Pomfret
0709	5251 Webster Rd, Pomfret
0710	Glasgow Rd, Pomfret
0715	82 Pullman St, Village of Brocton
0717	Greenbush Street Rear, Village of Brocton
0718	E Main St, Village of Brocton
0719	90 E Main St, Village of Brocton
0720	86 E Main St, Village of Brocton
0721	9 E Main St, Village of Brocton
0722	4 Highland Ave, Village of Brocton
0723	14 John St, Village of Brocton
0725	Portland Bay Roadway, Portland
0726	5720 Rt 20, Portland
0727	Rt 20 rear, Portland
0728	Ellicott Rd, Portland
0730	First Street Rear, Portland
0731	8596 Fay St, Portland
0732	5865 Webster Rd, Portland
0735	6501 Woleben Rd, Portland
0736	First Ave, Ripley
0737	Lot 737 & 738 - First Ave, Ripley
0739	E Lake Rd, Ripley
0740	Third Ave, Ripley
0741	Third Ave, Ripley
0742	Third Ave, Ripley
0743	Third Ave, Ripley
0744	Lot 744 & 745 - E Lake Rd, Ripley
0746	Lot 746,747 & 748 - Fourth Ave, Ripley
0749	E Main Rd, Ripley
0750	10403 W Lake Rd, Ripley
0753	58 W Main St, Ripley
0754	36 W Main St, Ripley

Lot	Title
0755	8 S State St, Ripley
0756	1 Boswell Pl, Ripley
0758	41 Maple Ave, Ripley
0759	37 Maple Ave, Ripley
0760	21 Maple Ave, Ripley
0761	8 Shaver St, Ripley
0762	11 Shaver St, Ripley
0763	38 S State St, Ripley
0766	5837 Perdue Rd, Ripley
0772	1985 Rt 5, Sheridan
0773	Pennsylvania Ave - Rear, Sheridan
0775	3479 Werle Rd, Sheridan
0776	Cook Rd, Sheridan
0777	2560 Rt 20, Sheridan
0790	5355 Route 380 N, Stockton
0791	5330 Route 380, Stockton
0793	7511 Putnam Rd, Stockton
0795	Cardinal Rd, Stockton
0796	Bruyer rear Rd, Stockton
0797	Putnam Rd, Stockton
0800	Rt 60 rear, Stockton
0801	835 Bartlett Hill Rd, Villenova
0804	W Side Flucker Hill Rd, Villenova
0805	S Side Of Butcher Rd, Villenova
0806	Lower Villenova Rd, Villenova
0808	Lot 808,809 & 810 - 14 Chestnut St, Village of Westfield
0811	44 E Second St, Village of Westfield
0812	7291 E Lake Rd, Westfield
0813	N Portage Rd, Westfield
0817	Lot 817 & 818 - Seventh Ave (Shorehaven), Westfield
0819	Lot 819 & 820 - Tenth Ave (Shorehaven), Westfield
0821	Lot 821 & 822 - Tenth Ave (Shorehaven), Westfield
0823	Ninth Ave (Shorehaven), Westfield
0824	Eighth Ave (Shorehaven), Westfield
0825	Lot 825 & 826 - Eleventh Ave (Shorehaven), Westfield
0827	Tenth Ave (Shorehaven), Westfield
0828	Rogerville Rd, Westfield
0829	W Main Rd, Westfield
0830	W Main (Rear) Rd, Westfield

PLEASE DO NOT CONTACT AUCTIONS INTERNATIONAL OR THE COUNTY DURING THE AUCTION CLOSING(S). AFTER THE SALE(S) CLOSE, AN EMAIL WILL BE SENT OUT TO WINNING BIDDERS WITH 'NEXT STEP' INSTRUCTIONS. **REMINDER; CREDIT CARDS WILL BE PROCESSED IMMEDIATELY, TRANSACTION RECEIPTS WILL ACCOMPANY YOUR EMAIL AFTER THE AUCTION**

REGISTRATION IS NOW CLOSED
LINK TO DAY 1 - CITIES OF DUNKIRK & JAMESTOWN
Auctioneer note: Combined lots will have a Deed Recording fee for each property.
County Note: All winning bidders are responsible for going to the County Real Property Tax Office by August 30th to sign additional paperwork.
TERMS AND CONDITIONS

CHAUTAUQUA COUNTY REAL ESTATE AUCTION
INTERNET TERMS (In Addition to General terms below:

All bidders are required to register online at AuctionsInternational.com and provide suitable ID prior to the auction. Auctioneer reserves the right to decline registration if ID produced is not sufficient. Notarized copy of bidder?s signature on copy of bidder?s valid driver?s license or passport must be provided to auctioneer. NO EXCEPTIONS.
BIDDING REGISTRATION PAPERWORK. Download the ?Internet Bidder Registration Packet? by visiting the following webpage, >https://www.auctionsinternational.com/liveauctions/#28028 and complete all required information areas indicated by printing, signing legibly and returning originals to the office of the auctioneer/broker no later than 4:00 PM on July 19, 2022. NO EXCEPTIONS. The Auctioneer must receive these documents by the deadline or you will be unable to bid.
Internet bidding is offered as a service to our customers and bidders shall not hold Chautauqua County and/or Auctions International, Inc., responsible for any failure due to bidder hardware/software or the loss of internet connection, by the Provider.

GENERAL:

All properties will be sold ?AS IS - WHERE IS?.

All informational tools such as slides, Tax maps, Property record cards, GIS, Web sites, etc, are for identification purposes only and are neither a guarantee nor a warranty as to location, dimensions, parcel use, size, or any other information expressed or implied.

All properties are sold subject to confirmation by the Administrative Services Committee meeting of August 15, 2022 and the first available Chautauqua County Legislative meeting following payment in full of the balance due. Upon approval of the Resolution by the County Legislature, the risk of loss shall shift to the successful purchaser. It is highly recommended that the successful purchaser obtain homeowner?s insurance for the property to be in effect on the date of the Legislature?s Resolution.

The auctioneer reserves the right to reject any bid that is not an appreciable advancement over the preceding bid and the auctioneer's decision is final in all disputes.

The County of Chautauqua cannot sell any personal property on the premises. Its disposition is the responsibility of the successful bidder after closing of sale.

Eviction actions, if necessary, are solely the responsibility of the successful bidder after closing of sale.

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.

All bidders are required to register and provide suitable ID (photo copy acceptable) prior to the auction. Auctioneer reserves the right to decline registration if ID produced is not sufficient. Notarized copy of bidder?s signature on copy of bidder?s valid driver?s license or passport must be provided to auctioneer. NO EXCEPTIONS

LEGAL:

The County of Chautauqua will issue a Quit Claim Deed, which will convey to the purchaser an absolute estate in fee subject to all easements or rights of way which were in existence at the time of the levy of the tax, the nonpayment of which resulted in the tax sale. The County may cancel the sale and refund purchase monies at any time prior to the delivery (recording) of the Quit Claim Deed.

Perfection of title is at the discretion and expense of successful bidder. The County of Chautauqua will, however, allow the successful bidder or his/her representative to inspect and/or copy all documentation, including proof of service that is a part of the tax foreclosure file. Bidders should consult their attorney regarding any questions regarding the nature of the title they are seeking to acquire.

The County of Chautauqua has obtained the right to sell title to these properties in accordance with the procedures of Article 11 of the Real Property Tax Law of the State of New York and the requirements of the 1983 decision of the Supreme Court of the United States, Mennonite Board of Missions v. Adams, 462 U.S. 791, 103 S. Ct. 2706, commonly referred to as the Mennonite

Taxes on these properties have been delinquent at least since January 2018, January 2019 or January 2020.

Through the In-Rem tax foreclosure process, the Court has granted the County the right to sell title to the property free and clear of all liens and encumbrances, such as mortgages, judgments, leases, etc., except (1) easements and rights-of-way existing at the time the original tax was levied, and (2) any redemption rights noted for a specific parcel (RPTL 1136).

The County, or its agent, makes no expressed or implied warranties as to the use to which property may

be put. It is the responsibility of a potential purchaser to investigate as to any use restrictions (zoning, deed covenants, health, wetland, flood plain, building codes, archeological sites, etc.) that may apply to any of the properties being sold.

Should a court challenge to the foreclosure procedure for a particular property be successful, the County of Chautauqua may either settle with the successful challenger or may return the bid price plus subsequently paid taxes together with interest, if awarded, at the then-statutory rate, at the sole option of the County.

FINANCIAL:

At the auction, the successful bidder must deposit the following via Credit Card through Auctions International. If you are unable to pay the down payment with a Credit Card, you must obtain a Bank Certified Check made payable to Chautauqua County Department of Finance. Payments must be made to the Real Property Tax Office 3 N. Erie Street Mayville, NY 14757 during normal working hours (8:30 AM to 4:00P.M.) from July 25th through July 27th.

BID AMOUNT DEPOSIT AMOUNT
$1,000.00 or less Bid Amount.(You will need to call the office for Recording fees)
$1,000.01-$10,000.00 $1,000.00
$10,000.01 or over 10% of Bid Amount
In addition, a Buyer?s Premium of 6% of the Bid price will be payable to the Auctioneer.
* FEES are as follows: $5.00 Deed Processing Fee $305.00 Deed Recc
(maximum)$4.00 per $1,000.00 of Bid Amount for Revenue Stamps4% Fee on amounts run on a Credit Card (VISA, MC, DISCOVER)
ONCE A BID HAS BEEN ACCEPTED BY THE AUCTIONEER, THERE WILL BE NO REFUNDS OF DEPOSITS. THEREFORE, YOU MAY WISH TO INSPECT THE PROPERTY PRIOR TO THE AUCTION.

All fees and any balance owing is due by August 15, 2022 in the office of the County Director of Real Property Tax Services, Room 121, Gerace Office Building, 3 North Erie Street, Mayville, NY 14757.

Failure of bidder to complete offer by August 15, 2022 will result in the forfeiture of deposit. County of Chautauqua is not responsible for payment of interest on deposits, whether bid is accepted or rejected or the transaction is completed or not.

Bidder will not be required to pay any additional amounts for County enforced tax liens recorded with County prior to the offer (School, County, Town, Special Districts), except:

For property located in the Towns/Villages: Successful bidder must pay 0% of the 2022 County/Town tax in addition to bid price encompassing fiscal period of January 1, 2022 to December 31, 2022. Successful bidder will pay 100% of the 2022-2023 School Tax and 100% of the 2022-2023 Village Tax including any penalties and interest accrued at the time of payment.
For property located in the City of Dunkirk: Successful bidder must pay 0% of the 2022 County Tax and 0% of the 2022 City Tax in addition to bid price encompassing fiscal period of January 1, 2022 to December 31, 2022. Successful bidder will pay 100% of the 2022-2023 School Tax including any

penalties and interest accrued at the time of payment.
For property located in the City of Jamestown: Successful bidder must pay 0% of the 2022 County/City Tax in addition to bid price encompassing fiscal period of January 1, 2022 to December 31, 2022. Successful bidder will pay 100% of the 2022-2023 School Tax including any penalties and interest accrued at the time of payment.

County will take care of all water/sewer bills levied prior to auction for service periods prior to auction.

A foreclosed owner, mortgagee, or other party with a prior interest in the property will not be deemed a successful bidder unless the bid is at least equal to the accumulated taxes, interest, penalties, and other charges outstanding against the parcel.
All successful bidders must certify that he/she is not acting on behalf of the former owner(s) of the property against whom Chautauqua County foreclosed and has no intent to defraud Chautauqua County of the unpaid taxes, assessments, penalties and charges which have been levied against the property. The purchaser agrees that neither he/she nor his/her assigns shall convey the property to the former owner(s) against whom Chautauqua County foreclosed within thirty-six (36) months subsequent to the date of auction. If such conveyance occurs, the purchaser understands that he/she may be found to have committed fraud, and /or intent to defraud, and may be liable for any deficiency between the purchase price at auction and such sums as may be owed Chautauqua County.

Buyer's Premium: A 10% buyer?s premium will be added to invoices paid by credit card (VISA, MC, Disc.) A 6% buyer?s premium will be added to invoices paid by cash or certified funds.

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