

**Chautauqua County- Tax Foreclosed Real Estate Auction #33256**
**Auction Opens: Sat, Jun 17 12:00pm ET**
**Auction Closes: Fri, Jun 30 10:00am ET**

<b>Lot</b>	<b>Title</b>
0000A	You Cannot Place Bids Until
0000B	Test Bidding Here
0000C	Auction Terms & Conditions
0001	25 Leming St, City of Dunkirk
0002	29 Front St, City of Dunkirk
0006	124 S Jerboa St, City of Dunkirk
0008	119 Eagle St, City of Dunkirk
0009	117 Eagle St, City of Dunkirk
0012	207 S Beaver St, City of Dunkirk
0015	555 S Roberts Rd, City of Dunkirk
0015A	Brigham Rd., City of Dunkirk
0017	Leopard St, City of Dunkirk
0018	E Seventh St, City of Dunkirk
0020A	Livingston Ave., City of Jamestown
0021	W 23Rd St, City of Jamestown
0022	W 23Rd St, City of Jamestown
0024	Clyde Ave, City of Jamestown (Tax Map Updated)
0024A	W. 16th St., City of Jamestown
0029	Crossman St, City of Jamestown
0031A	Prendergast Ave., City of Jamestown
0033	Falconer St, City of Jamestown
0034A	Lot 34A-B - Bishop St., City of Jamestown
0038	216 Hopkins Ave, City of Jamestown
0041	25 W 9Th St, City of Jamestown
0042A	Spring St., City of Jamestown
0043	Bush St, City of Jamestown
0044A	Wescott St., City of Jamestown
0044B	Wescott St., City of Jamestown
0044C	Barrows St., City of Jamestown
0049A	61 Winsor St., City of Jamestown
0051	Barrows St, City of Jamestown
0056	23 Lake St, City of Jamestown

<b>Lot</b>	<b>Title</b>
0059	Water St, City of Jamestown
0060	Water St, City of Jamestown
0061	Water St, City of Jamestown
0063A	Barrett Ave., City of Jamestown
0065A	Barker St., City of Jamestown
0066	81 Barker St, City of Jamestown
0066A	Sumner PL, City of Jamestown
0067A	E 8th St., City of Jamestown
0068	Winsor St, City of Jamestown
0068A	Winsor St., City of Jamestown
0068B	Orchard St., City of Jamestown
0068C	618 W. 7th St., City of Jamestown
0069	W 7Th St, City of Jamestown
0070	347 E 4Th St, City of Jamestown
0071	Chandler St, City of Jamestown
0072	Chandler St, City of Jamestown (tax map updated)
0072A	Vega St., City of Jamestown
0072B	Fairdale Ave., City of Jamestown
0073	Linwood Ave, Busti
0074	Bentley Ave, Busti
0076A	Big Tree Sugar Grove Rd., Busti
0078	Donelson Wait, Busti
0080	Wigren Rd, Carroll
0081	E Lake Rd, Chautauqua (tax map updated)
0081A	Route 83 Rear, Cherry Creek
0084	South Rd. Rt.83, Cherry Creek
0086	Knowlton Rd, Clymer
0091	53 E Livingston Ave, Ellicott
0093	Lot 93-94 - 350 E Elmwood Ave, Ellicott
0095	W Oak Hill Rd, Ellicott
0095A	Willow Ave., Ellicott
0102	159 Rt 39, Hanover

<b>Lot</b>	<b>Title</b>
<b>0106</b>	Camp Rd, Mina
<b>0109</b>	5968 Diffley Rd, North Harmony
<b>0110</b>	2275 N Maple Ave, North Harmony
<b>0113</b>	Van Buren Rd, Pomfret
<b>0116</b>	REMOVED FROM SALE
<b>0122</b>	37 N State St, Ripley
<b>0127</b>	74 S State St, Ripley
<b>0130</b>	10776 W Main Rd, Ripley
<b>0131</b>	Irish Rd, Ripley
<b>0135</b>	6937 S Stoc-Cassadaga Rd, Stockton
<b>0138</b>	12 Jefferson St, Westfield
<b>0143</b>	32 E Second St, Westfield
<b>0144A</b>	N. Portage Rd., Westfield
<b>0146</b>	Rogerville Rd, Westfield

Please do not call Auctions International or the County while the auction is closing. Winning bidders will be sent an email after the auction closes in its entirety. Thank you for your cooperation.

IT IS THE BIDDER'S RESPONSIBILITY TO CONTACT THE CODE ENFORCEMENT OFFICER FOR ANY AND ALL VIOLATION [CLICK HERE FOR A LIST OF MUNICIPAL CODE ENFORCEMENT OFFICERS](#)

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, [www.ChautCoAuction.com](http://www.ChautCoAuction.com) OR

<http://auctionsinternational.com/liveauctions> 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 June 28, 2023. 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 the month that the property is paid in full 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

#### 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, *Menonite Board of Missions v. Adams*, 462 U.S. 791, 103 S. Ct. 2706, commonly referred to as the Menonite

Taxes on these properties have been delinquent at least since January 2021.

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:

After the auction, the successful bidder must deposit the following via Cash, Credit Card, or Bank Certified Check made payable to Chautauqua County Department of Finance. Payments must be made directly 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 5th until July 10th 2023.

BID AMOUNT                                      DEPOSIT AMOUNT \$1,000.00 or less                                      Bid Amount. (You will need to  
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 Real Property Tax Office.

\* FEES are as follows:    \$5.00 Deed Processing Fee \$305.00 Deed Recording Fee (maximum) \$4.00 per  
\$1,000.00 of Bid Amount for Revenue Stamps  
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 July 17, 2023 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 July 17, 2023 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 2023 County/Town tax  
in addition to bid price encompassing fiscal period of January 1, 2023 to December 31, 2023. Successful  
bidder will pay 100% of the 2023-2024 School Tax and 100% of the 2023-2024 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 2023 County Tax and  
0% of the 2023 City Tax in addition to bid price encompassing fiscal period of January 1, 2023 to  
December 31, 2023. Successful bidder will pay 100% of the 2023-2024 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 2023 County/City  
Tax in addition to bid price encompassing fiscal period of January 1, 2023 to December 31, 2023.  
Successful bidder will pay 100% of the 2023-2024 School Tax including any penalties and interest  
accrued at the time of payment.

All water/sewer bills levied prior to auction for service periods prior to auction will be removed.

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.

IT IS THE BIDDERS RESPONSIBILITY TO CONTACT THE CODE ENFORCEMENT OFFICER FOR ANY AND ALL VIOLATION CLICK HERE FOR A LIST OF MUNICIPAL CODE ENFORCEMENT OFFICERS

**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.

11167 Big Tree Rd, East Aurora, NY 14052 -- Phone 800-536-1401 -- Fax 800-569-3334  
[auctionsinternational.com](http://auctionsinternational.com)