

Chautauqua County DAY 1 - Tax Foreclosed Real Estate Auction #43534
Auction Opens: Sat, Aug 16 12:00pm ET

Auction Closes: Thu, Aug 28 10:00am ET

Lot	Title
0000A	You Cannot Place Bids Until
0000B	Test Bidding Here
0000C	Auction Terms & Conditions
0000D	Dunkirk & Jamestown ADDITIONAL INFO
0000E	Day 2 Auction
0005	141-143 E Second St, City of Dunkirk
0006	209 Antelope St, City of Dunkirk
0007	108 S Zebra St, City of Dunkirk
0011	70 Ruggles St, City of Dunkirk
0013	416 Park Ave, City of Dunkirk
0014	414 Park Ave, City of Dunkirk
0017	Canary St, City of Dunkirk
0018	615-617 Central Ave, City of Dunkirk
0020	533 Columbus St, City of Dunkirk
0022	31-35 W Talcott St, City of Dunkirk
0023	719 Monroe St, City of Dunkirk
0026	201 Lincoln Ave, City of Dunkirk
0035	305 Franklin Ave, City of Dunkirk
0041	45 Fluvanna Ave, City of Jamestown
0047	REMOVED FROM SALE
0048	Falconer St, City of Jamestown
0049	416 Falconer St, City of Jamestown
0050	W 16Th St, City of Jamestown
0054	1420 Washington St, City of Jamestown
0055	67 W 15Th St, City of Jamestown
0056	58 W 13Th St, City of Jamestown
0060	7 W 13Th St, City of Jamestown
0061	REMOVED FROM AUCTION
0062	W 12Th St, City of Jamestown
0063	19 Regent St, City of Jamestown
0065	Thayer St, City of Jamestown
0066	46 Bowen St, City of Jamestown
0067	58-58 1/2 Bowen St, City of Jamestown

Lot	Title
0068	157 Thayer St, City of Jamestown
0069	13 E 15Th St, City of Jamestown
0070	E 15Th St, City of Jamestown
0071	19 Price St, City of Jamestown
0072	9 Crossman St, City of Jamestown
0073	REMOVED FROM SALE
0074	39-39.5 Falconer St, City of Jamestown
0075	Falconer St, City of Jamestown
0076	116-118 Thayer St, City of Jamestown
0077	262 Falconer St, City of Jamestown
0078	E 2Nd St, City of Jamestown
0079	68 Dunn Ave, City of Jamestown
0081	355 Fairmount Ave, City of Jamestown
0083	Schuyler St, City of Jamestown
0090	42 W 10Th St, City of Jamestown
0091	61 W 11Th St, City of Jamestown
0092	831 Washington St, City of Jamestown
0093	W 10Th St, City of Jamestown
0094	W 9Th St, City of Jamestown
0095	23 Valley St, City of Jamestown
0097	779 E 2Nd St, City of Jamestown
0098	Barrows St, City of Jamestown
0099	Barrows St, City of Jamestown
0100	Wescott St, City of Jamestown
0101	Barrows St, City of Jamestown
0102	Chapin St, City of Jamestown
0103	Peterson St, City of Jamestown
0104	54 Benedict Ave, City of Jamestown
0105	Benedict Ave, City of Jamestown
0106	25 Chapin St, City of Jamestown
0107	40 Wescott St, City of Jamestown
0108	51 Hedges Ave, City of Jamestown
0111	Allen St, City of Jamestown

Lot	Title	Lot	Title
0112	Allen St, City of Jamestown	0173	810 Spring St, City of Jamestown
0114	Steele St, City of Jamestown	0175	208 E 8Th St, City of Jamestown
0116	Fairview Ave, City of Jamestown	0176	516 E 8Th St, City of Jamestown
0117	Willard St, City of Jamestown	0179	Winsor St, City of Jamestown
0118	325 Allen St, City of Jamestown	0180	58 Grant St, City of Jamestown
0119	Allen St, City of Jamestown	0181	28 Peach St, City of Jamestown
0121	200 Allen St, City of Jamestown	0183	412 W 6Th St, City of Jamestown
0122	302 Allen St, City of Jamestown	0184	607 W 7Th St, City of Jamestown
0123	Allen St, City of Jamestown	0186	REMOVED FROM SALE
0124	316 Allen St, City of Jamestown	0192	Chandler St, City of Jamestown
0125	Allen St, City of Jamestown	0193	41 Cross St, City of Jamestown
0126	Allen St, City of Jamestown	0194	W 4th St, City of Jamestown
0127	Allen St, City of Jamestown	0195	200-206 N Main St, City of Jamestown
0128	Allen St, City of Jamestown	0196	201-203 N Main St, City of Jamestown
0129	179 Barrows St, City of Jamestown	0197	123 E 2Nd St, City of Jamestown
0130	Tower St, City of Jamestown	0198	26 Center St, City of Jamestown
0131	Barrows St, City of Jamestown	0199	168.5 Chandler St, City of Jamestown
0132	Tower St, City of Jamestown	0202	Franklin St, City of Jamestown
0133	Tower St, City of Jamestown	0203	26 Elk St, City of Jamestown
0134	Tower St, City of Jamestown	0205	REMOVED FROM SALE
0135	REMOVED FROM SALE	0207	Peterson St, City of Jamestown
0136	Tower St, City of Jamestown	0210	88 Vega St, City of Jamestown
0138	Kinney St, City of Jamestown	0212	Willard St, City of Jamestown
0139	Kinney St, City of Jamestown	0214	Fowler Ave, City of Jamestown
0140	88 Pershing Ave, City of Jamestown	0215	Foote Ave, City of Jamestown
0141	13 Pershing Ave, City of Jamestown		
0142	Summit Ave, City of Jamestown		
0143	30 Summit Ave, City of Jamestown		
0147	Baker St, City of Jamestown		
0150	27 Baker St, City of Jamestown		
0151	55 Cowden Pl, City of Jamestown		
0152	155 Barrett Ave, City of Jamestown		
0153	59 Mckinley Ave, City of Jamestown		
0158	Prospect St, City of Jamestown		
0159	53 Prospect St, City of Jamestown		
0160	60.5 Water St, City of Jamestown		
0162	Hedberg Rd, City of Jamestown		
0165	Ahrens Ave, City of Jamestown		
0166	Ahrens Ave, City of Jamestown		
0167	208 Prospect St, City of Jamestown		
0169	510 Foote Ave, City of Jamestown		
0170	245 Hazzard St, City of Jamestown		
0172	808 Spring St, City of Jamestown		

TERMS AND CONDITIONSCHAUTAUQUA COUNTY REAL ESTATE AUCTIONGENERAL:1. All properties will be sold ?AS IS - WHERE IS?.

2. 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.

3. All properties are sold subject to confirmation by the Administrative Services Committee meeting in October 14, 2025 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.

4. 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.

5. 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. Chautauqua County makes no warranties or claims to or against, and assumes no liability to or for any personal property that may be found on any property transferred to a successful bidder.

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

7. 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.

8. 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.

9. Bidding Registration Paperwork for **ONLINE BIDDERS ONLY**. Download the ?Online Bidder Registration Packet? by visiting the following webpage,

<https://www.auctionsinternational.com/liveauctions> complete all required information areas where indicated by printing, signing legibly and returning originals to the office of the auctioneer/broker no later than 4:00PM on Tuesday, August 26, 2025. **NO EXCEPTIONS.** If the Auctioneer does not receive these documents by August 26th, you will NOT be able to bid.

10. Internet bidding, through our Provider, 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.

11. Time is of the essence as to the timeline when events described herein are scheduled to occur. All sales shall be deemed to occur in New York regardless of the physical location.

LEGAL:1. 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.

2. 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.

3. 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.

4. This auction covers delinquent taxes from 2022 and 2023.

5. 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).

6. 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.

7. 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: The successful bidder must deposit the following in the form of cash, Credit Card, (Visa, MC, Discover), money order or bank draft payable to Chautauqua County Department of Finance Starting September 8, 2025 until September 12, 2025. Payments must be made directly to the Real Property Tax Office 3 N. Erie Street Mayville, NY 14757 during normal working hours (8:30AM to 4:00PM).

BID AMOUNT	DEPOSIT AMOUNT	\$1,000.00 or less	Total Amount due, including Fees
*\$1,000.01-\$10,000.00	\$1,000.00	\$10,000.01 or over	10% of Bid Amount

In addition, a Buyers 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 Recording Fee (maximum) \$4.00 per \$1,000.00 of Bid Amount for Revenue Stamps 2.5% Fee on any 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.

8. Any balance owing is due by September 30, 2025 in the office of the County Director of Real Property Tax Services, Room 121, Gerace Office Building, 3 North Erie Street, Mayville, NY 14757.

9. Failure of bidder to complete offer by September 30, 2025 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.

10. 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, Sewer, Water), except:

For property located in the Towns/Villages: Successful bidder must pay 0% of the 2025 County/Town tax in addition to bid price encompassing fiscal period of January 1, 2025 to December 31, 2025. Successful bidder will pay 100% of the 2025-2026 School Tax and 100% of the 2025-2026 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 2025 County Tax and 0% of the 2025 City Tax in addition to bid price encompassing fiscal period of January 1, 2025 to December 31, 2025. Successful bidder will pay 100% of the 2025-2026 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 2025 County/City Tax in addition to bid price encompassing fiscal period of January 1, 2025 to December 31, 2025. Successful bidder will pay 100% of the 2025-2026 School Tax including any penalties and interest accrued at the time of payment.

11. 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.

12. 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: There is a 6% Buyer's Premium in effect for this auction.

11167 Big Tree Rd, East Aurora, NY 14052 -- Phone 800-536-1401 -- Fax 800-569-3334
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