

### Chautauqua County DAY 2 - Tax Foreclosed Real Estate Auction #43538

**Auction Opens:** Sat, Aug 16 12:00pm ET

**Auction Closes:** Fri, Aug 29 10:00am ET

Lot	Title	Lot	Title
0000A	You Cannot Place Bids Until	0287	4709 Leach Hill Rd, Ellington
0000B	Test Bidding Here	0290	4143 Route 60, Gerry
0000C	Auction Terms & Conditions	0291	8 Rix Pl, Hanover
0000D	Towns & Villages ADDITIONAL INFO	0296	269-273 Central Ave, Hanover, Village of Silver Creek
0216	Rte 83 Rear, Arkwright	0298	5 Fenner St, Hanover, Village of Silver Creek
0217	REMOVED FROM SALE	0300	24 Forestville St, Hanover, Village of Silver Creek
0219	2344 Rte 83, Arkwright	0301	0 Forestville Rd, Hanover, Village of Silver Creek
0225	6 Holly Dr, Busti, Village of Lakewood	0302	29 Center St, Hanover
0227	134 Goose Creek Rd, Busti	0304	1277 Rt 5 & 20, Hanover
0231	REMOVED FROM SALE	0305	1779 Andrus Rd, Hanover
0232	W Main St, Carroll	0307	53 North St, Harmony, Village of Panama
0235	W Main St, Carroll	0308	Button Valley Rd, Harmony
0237	REMOVED FROM SALE	0309	Button Valley Rd, Harmony
0240	REAR W Main St, Carroll	0310	Foote Ave Ext, Kiantone
0245	145 Oak Hill Rd, Carroll	0311	1751 Foote Ave Ext, Kiantone
0247	7462 Rood Rd, Charlotte	0317	North Rd, Mina
0249	Parker Rd, Chautauqua	0320	Route 394, North Harmony
0250	6361 Plank Rd, Chautauqua	0326	630 E Second St, Poland
0251	7031 Mckay Rd, Chautauqua	0327	662 Third St, Poland
0252	W Lake Rd, Chautauqua	0328	619 E Second St, Poland
0253	Canterbury Dr, Chautauqua	0329	3261 Dry Brook Rd, Poland
0254	6070 Wiery Rd, Chautauqua	0336	51 Porter St, Pomfret, Village of Fredonia
0255	Morris Ave, Chautauqua	0344	Chestnut Rd, Pomfret
0261	S Main St, Cherry Creek	0345	4656 W Main Rd, Pomfret
0262	E Main St, Clymer	0349	Peerless Street Rear, Portland, Village of Brocton
0268	Brooks St, Ellery	0350	Smith St, Portland, Village of Brocton
0270	Metcalf Ave, Ellicott, Village of Celoron	0351	19 Lake Ave, Portland, Village of Brocton
0273	S Alberta St, Ellicott, Village of Falconer	0352	15 E Main St, Portland, Village of Brocton
0275	Moon Rd, Ellicott	0353	Harmon Ave, Portland, Village of Brocton
0276	3264 N Main St Ext, Ellicott	0354	Klinger Rd Roadway, Portland
0277	Fluvanna Townline Rd, Ellicott		
0285	E Main St, Ellington		
0286	4477 S Rt 62, Ellington		

<b>Lot</b>	<b>Title</b>
<b>0355</b>	6048 Dahlberg Road Ext, Portland
<b>0358</b>	Ellicott Rear Rd, Portland
<b>0359</b>	Ellicott rear Rd, Portland
<b>0360</b>	7620 Felton Rd, Portland
<b>0362</b>	Fifth Ave, Ripley
<b>0364</b>	Main St, Ripley
<b>0366</b>	36 W Main St, Ripley
<b>0368</b>	11 Shaver St, Ripley
<b>0369</b>	30 Mechanic St, Ripley
<b>0370</b>	28 S State St, Ripley
<b>0371</b>	44 S State St, Ripley
<b>0372</b>	38 S State St, Ripley
<b>0373</b>	22 Mechanic St, Ripley
<b>0374</b>	10173 W Side Hill Rd, Ripley
<b>0376</b>	Pennsylvania Ave - Rear, Sheridan
<b>0377</b>	11967 Aldrich Rd, Sheridan
<b>0378</b>	Cook Rd, Sheridan
<b>0380</b>	2568 Rt 20, Sheridan
<b>0393</b>	7495 Bowen Rd, Stockton
<b>0395</b>	E Railroad Ave, Stockton
<b>0396</b>	6409 S Stoc-Cass Rd, Stockton
<b>0397</b>	Route 380, Stockton
<b>0398</b>	Smith Rd, Villenova
<b>0403</b>	W Main (Rear) Rd, Westfield

**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. 04/04/26 12:44:23

**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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