

**Allegany County-Tax Foreclosed Real Estate (ONLINE ONLY EVENT) #43826**
**Auction Opens:** Wed, Sep 3 12:00pm ET

**Auction Closes:** Wed, Sep 17 10:00am ET

<b>Lot</b>	<b>Title</b>	<b>Lot</b>	<b>Title</b>
<b>0000A</b>	REGISTRATION IS NOW CLOSED	<b>0037</b>	109 Liberty St, Bolivar Village
<b>0000B</b>	Test Bidding Here	<b>0038</b>	95 South St, Bolivar Village
<b>0000C</b>	Auction Terms & Conditions	<b>0039</b>	N Main St, Bolivar Village of Richburg
<b>0001</b>	W University St, Alfred Village	<b>0040</b>	Reed Rd, Bolivar Village of Richburg
<b>0003</b>	4310 Co Rd 15A, Allen	<b>0041</b>	7075 St Rt 417 E, Bolivar Town
<b>0004</b>	Middle Rd, Allen	<b>0042</b>	7910 St Rt 417 W, Bolivar Town
<b>0006</b>	1935 White Hill Rd, Alma	<b>0043</b>	St Rt 417 E, Bolivar Town
<b>0007</b>	4815-4797 Byrne Rd, Alma	<b>0044</b>	Richburg Hill Rd, Bolivar Town
<b>0008</b>	1 Union St, Almond Village	<b>0045</b>	7393 St Rt 417 E, Bolivar Town
<b>0009</b>	1442 Ryan Rd, Almond Town	<b>0047</b>	46 N Church St, Village of Canaseraga
<b>0010</b>	Brown Rd, Almond Town	<b>0050</b>	8146 State Route 19, Caneadea
<b>0011</b>	North St, Village of Belmont	<b>0051</b>	8780 Co. Rd 40, Clarksville
<b>0012</b>	North St, Village of Belmont	<b>0052</b>	Lot 52-53, 3262 Wolf Creek Rd, Clarksville
<b>0013</b>	4 Trianna St, Village of Belmont	<b>0054</b>	8841 Co. Rd. 40, Clarksville
<b>0014</b>	Lot 14/17 Erie St, Village of Belmont	<b>0055</b>	8770 Stewart Rd, Clarksville
<b>0015</b>	Plumbottom Rd, Amity Town	<b>0056</b>	3604 Co. Rd. 6, Clarksville
<b>0016</b>	Plumbottom Rd, Amity Town	<b>0057</b>	9059 Hoyett Rd, Clarksville
<b>0018</b>	30 Barney St, Andover Village, Andover Town	<b>0058</b>	Wolf Creek Rd, Clarksville
<b>0019</b>	38 Chestnut St, Andover Village	<b>0059</b>	14 Chapel St, Cuba Village
<b>0020</b>	37 Rochambeau Ave, Andover Village	<b>0060</b>	4206 Rt 305, Cuba Town
<b>0022</b>	3458 Ray Hill Rd, Andover Town	<b>0061</b>	8692 Co Rd 20, Cuba Town
<b>0023</b>	Baker St Ext, Andover Town	<b>0062</b>	6762 County Rd 20, Friendship
<b>0025</b>	80 Brooklyn St, Angelica Village	<b>0063</b>	14 High St, Friendship
<b>0026</b>	32 Mechanic St, Angelica Village	<b>0064</b>	7254 County Rd 20, Friendship
<b>0027</b>	5537 County Road 16 (fka 5524 Fleming Rd), Angelica Town	<b>0065</b>	Pennsylvania Ave, Friendship
<b>0028</b>	90 Sherman St, Belfast	<b>0066</b>	12 Depot St, Friendship
<b>0030</b>	3 South St, Belfast	<b>0067</b>	1 W Main St, Friendship
<b>0031</b>	6858 County Road 17, Belfast	<b>0069</b>	14 W Water St, Friendship
<b>0032</b>	7777 Searles Rd, Belfast	<b>0070</b>	8 W Main St, Friendship
<b>0034</b>	119 Olive St, Bolivar Village	<b>0074</b>	15 W Water St, Friendship
<b>0035</b>	111 N Main St, Bolivar Village	<b>0075</b>	467 Sanford Hollow Rd, Genesee
<b>0036</b>	114 Wellsville St, Bolivar Village	<b>0076</b>	110 High St, Genesee
		<b>0077</b>	1633 Co. Rd. 5, Genesee

<b>Lot</b>	<b>Title</b>
<b>0080</b>	1480 Portville Obi Rd, Genesee
<b>0082</b>	(11160) St Rt 70, Grove
<b>0083</b>	Mill St Wiscoy, Hume
<b>0084</b>	915 Spicer Rd, Independence
<b>0085</b>	7194 Cloverleaf Rd, New Hudson
<b>0086</b>	8854 County Road 7E, Rushford
<b>0091</b>	3970 Nickerson Ave, Scio
<b>0092</b>	4440 West Sciota St, Scio
<b>0093</b>	Pixley Hill Rd, Scio
<b>0095</b>	4393 River St, Scio
<b>0096</b>	173 E State St, Wellsville Village
<b>0097</b>	63 Seneca St, Wellsville Village
<b>0098</b>	24 E Dyke St, Wellsville Village
<b>0099</b>	110 Oconnor St, Wellsville Village
<b>0100</b>	313 Scott Ave, Wellsville Village
<b>0101</b>	REMOVED FROM SALE
<b>0102</b>	296 Scott Ave, Wellsville Village
<b>0103</b>	REMOVED FROM SALE
<b>0104</b>	38 King St, Wellsville Village
<b>0105</b>	80 Hanover St, Wellsville Village
<b>0106</b>	81 Scott Ave, Wellsville Village
<b>0107</b>	114 E State St, Wellsville Village
<b>0108</b>	3733 County Rd 28 (fka 268 E State St), Wellsville Town
<b>0109</b>	2006 Stannards Rd, Wellsville Town
<b>0110</b>	Stannards Rd, Wellsville Town
<b>0113</b>	REMOVED FROM SALE
<b>0114</b>	REMOVED FROM SALE
<b>0115</b>	256 Main St, Village of Richburg
<b>0116</b>	220 Reed St, Village of Richburg
<b>0117</b>	7708 Co Rd 40, Wirt Town
<b>0118</b>	6639 Wells Rd, Wirt Town
<b>0119</b>	Allentown Rd, Wirt Town

## 2025 Allegany County Tax Sale Terms and Conditions

ONLINE ONLY AUCTION DATES: September 3 ? 17, 2025

ONLINE AUCTION SALE ONLY at: [www.alleganycoauction.com](http://www.alleganycoauction.com) ([www.auctionsinternational.com](http://www.auctionsinternational.com))

BIDDER REGISTRATION: online at [www.alleganycoauction.com](http://www.alleganycoauction.com) ([www.auctionsinternational.com](http://www.auctionsinternational.com))

ONLINE AUCTION START: Wednesday, September 3rd at 12pm

ONLINE BIDDER REGISTRATION PACKET DUE: Monday, September 15, 2025, at 4 pm

ONLINE AUCTION CLOSING: Wednesday, September 17, starting at 10am

### INFORMATION:

The Allegany County Treasurer offers the following parcels of property for sale at a public auction. The County obtained title to these properties in accordance with the procedures of Article 11 of Real Property Tax Law of the State of New York.

All parcels offered for sale are sold ?as is? with no representation as to the status of the title, Allegany County DOES NOT offer public inspection of these properties.

Allegany County will not grant access to the buildings located on the premises for any purpose. The successful bidders shall have no right to inspection prior to recording of deed, as all properties are sold ?as is? as of the date of recording the title.

Allegany County can only sell real property that has been assessed; no personal property is included in the sale.

Allegany County will provide a quit-claim deed to each parcel which will contain the following language:

The County of Allegany and the Allegany County Treasurer shall in no event be or become liable for any defects in or encumbrances of liens on the title hereby conveyed for any cause whatsoever. No claim or demand of any nature that arises from this sale or any of the proceedings leading hereto shall ever be made against the County of Allegany or the Allegany County Treasurer.

Allegany County will not provide an abstract of title or title insurance and does not warrant that the title is insurable.

Successful bidders will become responsible for all other taxes levied as follows:

Bidders must contact the Village tax collector for a copy of that bill, which is due by

October 31, 2025.

Bidders must contact the School tax collector in September 2025 for a copy of that bill, which is also due by October 31, 2025.

Bidders must contact the Town tax collector in January 2026 for a copy of those bills, as the taxable status date has passed and that bill will most likely be issued in the former owners name.

Successful bidders will also be responsible for any unpaid utilities owed to the municipality. Bidders should contact the municipalities to review any unpaid municipal utilities such as water, sewer and/or electric, etc.

Successful bidders also assume responsibility for evicting occupants, if any.

We advise that a title search is done on each property that you are interested in for judgments, liens, mortgages, etc. This can be done in the Allegany County Clerk?s office.

The assessment information provided herein is for the convenience of a potential bidder. The County/Auctions International, does not warrant that it is free from clerical error. All information should be checked against the official assessment rolls available in the Allegany County Real Property Tax Department.

**ALL BIDDERS ARE URGED TO CONSULT AN ATTORNEY BEFORE SUBMITTING A BID.**

The required MINIMUM BID for the auction is \$150.

**TERMS OF PUBLIC AUCTION SALE ARE AS FOLLOWS:**

**BIDDER REGISTRATION:**

Bidding Registration Paperwork Download the "Online Bidder Registration Packet" by visiting the following webpage, <http://www.auctionsinternational.com/liveauctions> or [www.alleganycoauction.com](http://www.alleganycoauction.com) complete all required information areas where indicated by printing, signing legibly, and returning originals to the office of the auctioneer/broker no later than 4:00 PM on Monday, September 15, 2025. NO EXCEPTIONS. If the Auctioneer does not receive these documents by September 15, 2025, you will NOT be able to bid. In addition to the Bidder Registration Packet, all interested bidders will be required to create an online bidder account at the following webpage, <https://www.auctionsinternational.com/register>. Please utilize the promotional code ALLEGANY25 on Step 1 of 2 to waive the website registration fee. Once the Auctioneer receives your completed bidder registration packet, it will be reviewed for completeness. Only then, will your online bidding account be given bidding privileges to the Allegany County auction. \*\*Please note, if you do not have internet access, we can provide you with an "Absentee Bidder Packet" please call (716) 656-1400 x111 for more details.

PAYMENT TERMS: Bidder shall be responsible for the payment of a BUYER'S PREMIUM representing 6% of the accepted high bid price in addition to the accepted high bid price, 2025 taxes, and closing fees of \$183 for residential properties or \$308 for commercial or vacant property; closing fees are subject to change.

DEPOSIT PAYMENT DUE: DEPOSIT PAYMENT DUE: Bidders must note on their bidder registration packet which deposit payment method they will be electing to utilize: Debit/Credit Card OR Cash/Certified Check at the County Treasurer's Office. Each successful bidder shall give a deposit of Ten Percent (10%) of the high bid price PLUS the buyer's premium (The buyer's premium is non-refundable.)

Credit Card non-discounted buyer's premium rate of 8.77% Bidders electing to pay their deposit with a credit card (Master Card, Discover Card, or Visa) must complete the credit card authorization form included in the bidder registration packet. Credit Card deposits will be collected immediately after being declared the successful high bidder on any given parcel. A transaction receipt will be provided to the successful high bidder at the conclusion of the sale, via the email address provided. Please be sure to contact your card provider before the auction if you have transactional limitations. Non-credit card discounted buyer's premium rate of 6% Deposits may also be made by cash, or certified check made payable to "Allegany County Treasurer." No personal or business checks will be accepted, plan accordingly. Deposits must be received by Allegany County within 2 business days of the close of the auction. By Friday, September 19th, NO EXCEPTIONS. For deposits to be made directly to the Allegany County Treasurer, the Treasurer's office is located at: 7 Court St., Room 134, Belmont, NY 14813

Credit/Debit Card Deposit Payment Example: High Bid: \$10,000 Deposit: \$1000 (10%) Non-Discounted Buyer's Premium: \$877 (8.77%) Amount Ran on Card: \$1,877

Cash/Certified Funds Deposit Payment Example (Payable at County): High Bid: \$10,000 Deposit: \$1000 (10%) Discounted Buyer's Premium: \$600 (6%) Deposit Amount Due: \$1600 No personal or business checks will be accepted! PLEASE PLAN ACCORDINGLY!

FINAL BALANCE:

Successful bidders shall be required to pay the balance of the purchase price, including Buyer's Premium, current year's taxes, and any recording costs, by 4pm on Friday, October 3rd, NO EXCEPTIONS! All sales are conditioned upon and subject to the express approval by resolution of the County Board of Legislators.

If the highest bidder fails to fulfill their obligation, the second bidder shall be notified and be given the opportunity to tender the high bid price to the County. If the second highest bidder fails to tender the high bid price, then the parcel shall be placed on a leftover bid list.

If the buyer owes any delinquent taxes on any other properties within the County of Allegany, the County of Allegany will not close the transaction until such taxes are paid in full, and if the taxes are not paid in full within 10 days from the auction date, the County of Allegany may cancel the sale to the Buyer and the Buyer's deposit and the Buyer's premium will be retained by the County as liquidated damages. (passed by W&M's 2/19/2014) \_\_\_\_\_

If the purchaser shall fail to pay the balance of such purchase price, including the Buyer's Premium, current year's taxes, and any recording costs within the ten (10) day period, the bid deposit shall be forfeited and shall be retained by the County.

Any person who fails to complete a purchase may be disqualified from participating in future County tax auctions as a non-responsible bidder as determined by the County Treasurer.

All employees and immediate families (spouse, parent, step-parent, child, step-child or household member) of the auctioneers' service and the following County offices are forbidden to purchase properties at tax auction: Treasurer's Office, County Attorney's Office, Real Property Tax Office, County Administrator's Office and the Clerk of the Board's Office, as well as the Board of Legislators and their immediate families.

All bids shall be subject to final approval by the Allegany County Board of Legislators. If the County Board of Legislators does not approve such sale, the purchase price paid shall be returned without interest to such purchaser.

The Board of Legislators shall maintain the right to reject any and all bids, at their sole discretion, for any reason whatsoever.

The contents of the tax sale list are subject to change.

DISCLAIMER:

No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. This data was prepared for tax assessment purposes only. Its intent is not for proof of ownership or exact location of property lines. Property lines and aerial imagery may not be accurately aligned. All information on this map is subject to variation and corrections as might result from an instrument survey.

**Buyer's Premium:** A 8.770% 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)