

ONLINE ONLY AUCTION

CITY OF NORTH TONAWANDA

TAX FORECLOSED REAL ESTATE



Online bidding opens: 5/12/2025 at 12pm

Online bidding starts to close: 5/27/2025 at 10am

****Separate Registration is required****

Online Bidder Registration Packets must be received at
our office by 5/23 at 4pm to participate in this auction,
no exceptions.

Visit our website for complete registration details.

www.NorthTonawandaAuction.com

The above link redirects to: www.AuctionsInternational.com

CONDUCTED BY
Auctions International, Inc.
(800) 536-1401

**NORTH TONAWANDA NOTICE OF SALE
AND
TERMS OF SALE**

PLEASE TAKE NOTICE that I, DONNA L. BRAUN, North Tonawanda City Treasurer, will sell the following properties at an online public auction running from 12:00 pm Eastern Daylight Savings Time on, May 12, 2025 thru 10:00 am Eastern Daylight Savings Time on, May 27, 2025 at the Auctions International website (auctionsinternational.com).

Serial No.	SBL#	Property Location	Owner(s) Name(s)
------------	------	-------------------	------------------

1. A minimum deposit of twenty percent (20%) of the bid price or \$2,500.00, whichever is greater, plus all filing and auctioneer's fees referenced in Paragraph Eleven contained in the Terms of Sale, or the entire amount if the bid is less than \$2,500.00, by no later than 4:00 p.m. on, May 30, 2025 as a deposit on account at the time of sale. **The deposit must be in credit card (Master Card, Discover Card, or Visa), cash, money order, or guaranteed funds made payable to "North Tonawanda City Treasurer" and drawn on banks insured by the Federal Deposit Insurance Corporation (FDIC). No Exceptions.** Purchaser(s) paying by credit card(s) understand and agree(s) that all deposits collected by credit card(s) will be turned over to the North Tonawanda City Treasurer. The Purchaser paying by credit card(s) agrees that they shall NOT attempt a charge back on their credit card(s) used in this/these transaction(s) for any reason whatsoever. In such event that a charge back is initiated by Purchaser and that such attempt is upheld in favor of Auctioneer/North Tonawanda, Purchaser agrees and authorizes to compensate Auctions International with a \$750.00 recovery fee as a new charge to their credit card(s) without requiring additional Purchaser signature(s). Failure to pay such recovery fee will results in collections action against said Purchaser(s).

2. All deposits must be made in **U.S. Funds**. Checks must be drawn on **U.S. banks**.

CALCULATION OF MINIMUM DOWN PAYMENT REQUIRED IF PAID BY CREDIT CARD- to be paid on day of auction close (Requirement is the greater of either \$2,500.00 or 20% of the high bid plus a non-discounted, 12.77% buyer's premium and filing fees, dependent on property class code, either \$161 or \$286.) Deposit will also include the NYS Transfer Tax fee of \$2 for each \$500 of the high bid

High Bid	\$20,000.00
Deposit (20% or \$2500)	\$4,000.00
Buyers Premium (12.77% of Bid)	\$2,554.00
Filing Fee	\$161 or \$286
Transfer Tax (\$2 per \$500)	\$80.00
Total Deposit	\$6,795 or \$6,920

High Bid	\$4,500.00
Deposit (20% or \$2500)	\$2,500.00
Buyers Premium (12.77% of Bid)	\$574.65
Filing Fee	\$161 or \$286
Transfer Tax (\$2 per \$500)	\$18.00
Total Deposit	\$3,253.65 or \$4,478.65

CALCULATION OF MINIMUM DOWN PAYMENT REQUIRED IF PAID BY CASH OR CERTIFIED FUNDS- to be paid by 5/30/25

(Requirement is the greater of either \$2,500.00 or 20% of the high bid plus a discounted, 10% buyer's premium.)

High Bid	\$20,000.00
Deposit (20% or \$2500)	\$4,000.00
Buyers Premium (10% of Bid)	\$2,000.00
Filing Fee	\$161 or \$286
Total Deposit	\$6,161 or \$6,286

High Bid	\$4,500.00
Deposit (20% or \$2500)	\$2,500.00
Buyers Premium (10% of Bid)	\$450.00
Filing Fee	\$161 or \$286
Total Deposit	\$3,111 or \$3,236

3. Each purchaser shall sign a memorandum of his/her purchase agreeing to comply with terms and conditions herein contained immediately after the property is struck down to the purchaser by the City Treasurer or his agent. The North Tonawanda City Treasurer shall submit all successful bids to the North Tonawanda Common Council for consideration at the earliest practicable meeting following the auction for its acceptance and confirmation. The Common Council has the right to reject any bid for any reason. Any and all successful bidder(s) whose bid (s) is/are not accepted and confirmed by the North Tonawanda Common Council shall be notified of such rejection and the bid deposit returned to such bidder. The balance of the bid price for all accepted and confirmed bids must be paid in cash or certified check (in US funds drawn in US banks) to the North Tonawanda City Treasurer at her office located at 216 Payne Avenue, North Tonawanda, New York 14120. THE BALANCE OF THE BID PRICE MUST BE PAID ON OR BEFORE June 30, 2025 no later than 4:00 pm, TIME BEING OF THE ESSENCE ON THESE TRANSACTIONS. No notice to the purchaser to complete the purchase will be sent by the City Treasurer; if purchaser neglects to call at the time provided above to receive his/her deed, he/she will be charged interest at six (6%) percent per annum thereafter on the balance of the bid price.
4. By making payment of the balance due, the purchaser will be deemed to have accepted delivery of the deed to the property and consented to its recording by the City Treasurer in the office of the Niagara County Clerk. A quitclaim deed will be recorded in the office of the Niagara County Clerk by the North Tonawanda City Treasurer and the recorded, date-stamped original deed will be mailed to the purchaser. The City of North Tonawanda and the North Tonawanda City Treasurer expressly disclaim any responsibility with regard to the recording of the deed; it is the sole responsibility of the purchaser to verify with the Niagara County Clerk's Office that recordation has been completed.
5. Any bidder that fails or neglects to pay the balance of the bid price by June 30, 2025 shall be deemed to have forfeited his/her deposit and the North Tonawanda City Treasurer shall resell without any further notice to the forfeiting bidder, provided however that the North Tonawanda City Treasurer reserves the right, in the exercise of her discretion and judgment, to extend the June 30, 2025 deadline based on extenuating circumstances.
6. The bidding will be kept open after the property is struck down and, in any case where a bidder shall have failed to comply with any of these terms of sale, the property so struck down will be put up for sale under the direction of the North Tonawanda City Treasurer and without notice to the defaulting bidder; such defaulting bidder will be held liable for any deficiency between the sum for which said property

was struck down upon the first sale and that for which it was purchased on the re-sale, and also for all costs and expenses.

7. The North Tonawanda City Treasurer and the City of North Tonawanda make no expressed or implied warranties, covenants or promises with regard to the legal title of the properties including, but not limited to, the insurability of title. It is the responsibility of the purchasers to determine the marketability of title. The properties will be sold subject to, among any and all other rights, claims and liens, any and all recorded easements and rights of way, federal liens, and rights of redemption of the federal government. All information provided by the City of North Tonawanda or its agents with respect to individual parcels is for identification purposes only and is neither a guarantee nor a warranty as to location, dimensions, parcel use, size, or any other information expressed or implied.
8. The properties will be sold "as is." The City of North Tonawanda makes no representations as to the condition of the properties or their compliance with governmental standards, including but not limited to, federal, state and local building, zoning, and environmental laws, codes, ordinances, or regulations. It is the responsibility of all bidders to determine, in advance of the sale, whether the location, size and condition of any property in which a bidder is interested is acceptable to such bidder and also to determine whether or not such property is occupied. No refund will be given by the City of North Tonawanda for any reason in regard to sale of any properties. The absolute unconditional right to withdraw any of the properties covered by these terms of sale from this sale at any time up to the striking down of a property is expressly reserved by the North Tonawanda City Treasurer.
9. If any person or party occupies any of the properties, it is the purchaser's responsibility to remove said person or party and the City of North Tonawanda has no responsibility in connection therewith.
10. The purchaser, regardless of the date of delivery of the deed, will be responsible for the **2025 City Tax Bill**, including any accrued late fees, and all taxes, special ad valorem levies and special assessments which become liens against the property after the date of the auction, and utility charges and service fees. The purchaser shall be responsible for determining any amounts owing on 2025 City Tax Bill and for payment of the same to the City Treasurer of North Tonawanda.
11. Successful purchasers will not be given any title documents (for example, an abstract of title or search, survey or tax search). The North Tonawanda City Treasurer shall record the deed on behalf of the purchaser, with the cost of filing (**\$161** or **\$286** depending on classification code), New York State transfer tax and auctioneer's fee of 10% buyer premium (for cash or certified check deposit payments) or non-discounted 12.77% buyer premium (for Credit/Debit card deposit payments) to be added to the successful purchasers' bid.
12. Risk or loss or damage by fire, vandalism or other cause (except taking under power of eminent domain) between the time the property is struck down and the time of delivery of the deed and

recording (as defined herein) of the deed for the properties is assumed by the purchaser.

13. Any individual or entity who previously failed to complete a sale at a City of North Tonawanda In Rem sale, for whatever reason whatsoever, is hereby banned from this sale and any bids are considered void.
14. The City Treasurer reserves the express right to reject a winning bid from any individual or entity found to be delinquent in any form of property taxes or found to have any open Building or Code violations on properties within the City of North Tonawanda.
15. The terms and conditions contained herein expressly survive the delivery of title of the properties listed above to their respective purchasers.

Please take further notice that the list of properties will be available for inspection in the Office of the North Tonawanda City Treasurer at City Hall, 216 Payne Avenue, North Tonawanda, New York 14120 (716-695-8575). A list will also be available on the Auctioneers website, **auctionsinternational.com** for your convenience.

DONNA L. BRAUN
NORTH TONAWANDA CITY TREASURER

Dated: March 28, 2025
North Tonawanda, New York 14120

CITY OF NORTH TONAWANDA TAX FORECLOSED REAL ESTATE PRINTABLE BIDDER REGISTRATION PACKET

Online Only Auction

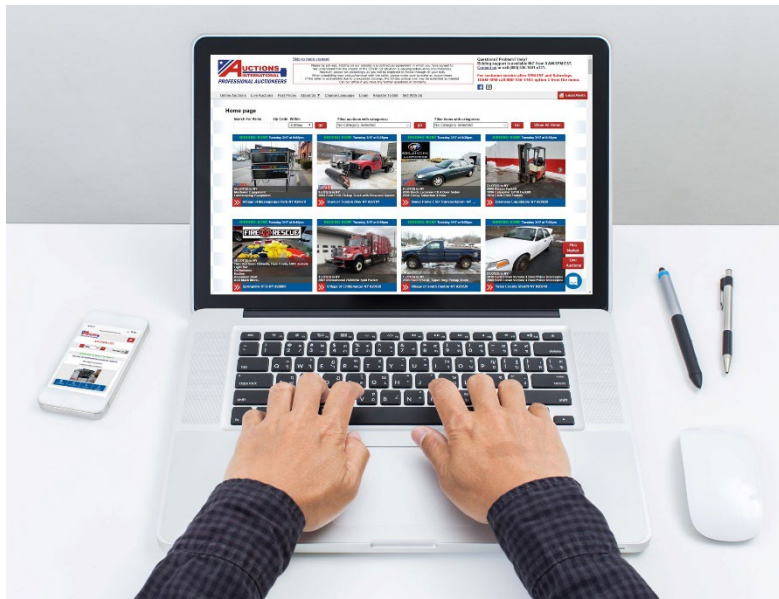
Start date: May 12th, 2025 at 12:00pm

Closing: May 27th, 2025 starting at 10:00am

<http://www.NorthTonawandaAuction.com/>

****The above link will redirect to the Online Auction Listing, specific to this sale.**

Main website: www.AuctionsInternational.com**



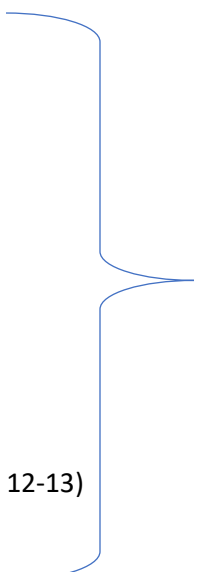
Auctions International, Inc | 11167 Big Tree Rd, East Aurora NY 14052 | www.AuctionsInternational.com

PRINTABLE BIDDER REGISTRATION PACKET

Checklist:

Please verify that all the following documents are completed, legibly executed, and **received by our office by Fri., May 23rd, at 4 pm.** There will be **NO** exceptions. If we do not receive your paperwork, you will not be able to participate in this online sale.

****If registering as a Company/Business please make sure to include copies of the required documents as outlined on the following page**

- ☐ ALL REGISTERING BIDDERS- PLEASE FILL OUT COMPLETELY (p. 4)
 - ☐ CORPORATE RESOLUTION (p. 5)
(only if registering as an LLC/Business/Company)
 - ☐ CREDIT CARD AUTHORIZATION FORM (p. 6)
(Notarization required) Please complete only if paying your deposit with a Credit/Debit card following the close of the auction.
 - ☐ NYS AGENCY DISCLOSURE (p. 7-8)
(print, sign, and date)
 - ☐ LEAD BASED PAINT DISCLOSURE (p. 9)
(initial, sign, and date)
 - ☐ AGRICULTURAL DISTRICT DISCLOSURE (p. 10)
(print, sign, and date)
 - ☐ OFFER TO PURCHASE SIGNATURE PAGE and
PHOTO IDENTIFICATION PAGE (p. 11)
(notarization required)
 - ☐ NYS ANTI-DISCRIMINATION DISCLOSURE FORM (p. 12-13)
- 
- ALL registrants must complete and return**

Please mail all originals to:
AUCTIONS INTERNATIONAL
11167 BIG TREE RD
EAST AURORA, NY 14052

Registrant is responsible to get this packet to our office by 4pm on 5/23/25

IMPORTANT- Please read completely.

Online bidder registration

Persons participating in the online auction must complete the following registration documents and mail **original hard copies to be received at our office by 5/23/2025 by 4pm at the latest:**

Auctions International, Inc., 11167 Big Tree Road, East Aurora, NY 14052

You will not be permitted to participate in the online sale unless we have received ALL the appropriate pre-registration forms, no exceptions. Failure to provide the required original documents to our office, will prevent you from participating in the online sale.

Instructions for registering online:

In addition to the pre-registration paperwork included in this document, you will need to:

- Become a member of AuctionsInternational.com
 - Click “register to bid” at the top of the website
 - Complete all required fields (including a valid Credit Card for identity verification purposes)
 - Utilize promo-code **NT2025** to waive the one-time registration fee
- If you are already a member of AuctionsInternational.com
 - Verify your membership information
 - How your information reads, will be how the transfer forms and deeds are created.

Instructions for Registering as an LLC/Company/Business:

In addition to the pre-registration paperwork included in this document, you will need to provide our office with:

- Corporate/LLC/Business/Company Resolution
 - If registering as an LLC, you will need to provide the SSN for all owners
- Copy of the filing Notice that you received from the State where your LLC was recorded.
- A copy of the notice that you received from the Internal Revenue Service/ Treasury Dept stating the Employer Identification Number (EIN) that was assigned to your company

Instructions for Registering as a Corporation:

In addition to the pre-registration paperwork included in this document, you will need to provide our office with:

- Corporate/LLC/Business/Company Resolution
- Copy of the filing Notice that you received from the State where your Corporation was recorded.
- A copy of the notice that you received from the Internal Revenue Service/ Treasury Dept stating the Employer Identification Number (EIN) that was assigned to your company
- A resolution from the Corporation Board of Directors authorizing whoever is attending the sale to purchase property on behalf of the Corporation. This must be an original copy and bear the impression created by your corporate seal.

ALL REGISTERING BIDDERS

PLEASE FILL OUT COMPLETELY

I am registering for this auction as (check one)

☐

Individual (One name on the deed)

SSN 1: _____

☐

Partners (Two names on the deed)

SSN 2: _____

☐

Corporation/LLC/Company/Business

EIN: _____

Be sure to create an account with us on AuctionsInternational.com, if you do not already have one, before sending us your Bidder Registration Packet

My username for my Auctions International Account is: _____

Please print clearly! All information on this form must be legible to be considered complete.

The **name(s)** I would like to appear of the transfer forms and deed (print clearly):

ANY CHANGE IN OWNER NAMES, AFTER THE SALE IS COMPLETED, IS THE RESPONSIBILITY OF THE BUYER(S) TO RECORD A NEW DEED.

Name 1 _____

Name 2 _____

Address (no PO Boxes)

My telephone number (which I can be reached at during the auction closing)

My email address

Please check and agree:

☐

I will pay the required auction deposit with my Credit/Debit Card immediately following the close of the online auction parcel.
(CC authorization form attached, to be completed)

☐

I will pay the required auction deposit with cash, money order, or guaranteed funds made payable to "North Tonawanda City Treasurer" and drawn on banks insured by the Federal Deposit Insurance Corporation (FDIC) by **Friday, May 30, 2025 at 4pm. No exceptions.**

CORPORATE/LLC/BUSINESS/COMPANY RESOLUTION AUTHORIZING INDIVIDUAL
OR OFFICER TO ACT ON BEHALF OF ENTITY

This form is to be completed **ONLY if you will be registering as a
Corporation/LLC/BUSINESS/COMPANY to purchase real property from this auction.

Date _____, 2025

On this day, _____
(Name of Individual or Officer)

Is hereby authorized to tender bids and sign contracts to purchase real property at the **Online
Only City of North Tonawanda, Tax Foreclosed Real Estate Auction** on behalf of

_____.
(Name of Incorporated Entity)

By _____,
(Title)

Signature: _____

Instructions for Registering as an LLC/Company/Business:

In addition to the pre-registration paperwork included in this document, you will need to provide our office with:

- Corporate/LLC/Business/Company Resolution
 - If registering as an LLC, you will need to provide the SSN for all owners
- Copy of the filing Notice that you received from the State where your LLC was recorded.
- A copy of the notice that you received from the Internal Revenue Service/ Treasury Dept stating the Employer Identification Number (EIN) that was assigned to your company.

Affix Seal

Instructions for Registering as a Corporation:

In addition to the pre-registration paperwork included in this document, you will need to provide our office with:

- Corporate/LLC/Business/Company Resolution
- Copy of the filing Notice that you received from the State where your Corporation was recorded.
- A copy of the notice that you received from the Internal Revenue Service/ Treasury Dept stating the Employer Identification Number (EIN) that was assigned to your company.
- A resolution from the Corporation Board of Directors authorizing whoever is attending the sale to purchase property on behalf of the Corporation. This must be an original copy and bear the impression created by your corporate seal.



Credit Card Authorization Form (Notary Required)

****If choosing to pay with a credit/debit card, this form must be filled out to pay your auction deposits. All auction deposits will be paid for with the information listed below as soon as the lot closes. You will not be contacted prior to your card being charged. Please be sure to notify your card issuer of pending charges that may be beyond your daily limit.**

Billing Information:

Name: _____

Address Line 1: _____

Address Line 2: _____

City: _____ State: _____ Postal Code: _____

Cell Phone: _____ Alternative Phone: _____

E-Mail Address: _____

**Please print
clearly! All
information on
this form must
be legible to be
considered
complete.**

Credit Card Information:

Card Type (Circle one): Visa MasterCard Discover

(we do not accept AmEx)

Card Number: _____

Expiration Date: _____ / _____

Verification Code (3-4 digits on the back of the card): _____

Available Credit Limit: \$ _____

By signing this authorization form, I (hereafter "Buyer") agree to the following terms and conditions:

- 1) Every property is sold "as-is." Neither the auctioneer nor the seller makes any warranties or representations of any kind or nature with respect to said property. All sales are final. Brochure descriptions are for simple identification purposes only; there is no representation, expressed or implied, as to condition of property, warranty of title, right of access or suitability for a particular use. Buyer relies on his/her own inspection and judgement when bidding. Should a dispute arise after the auction, auctioneer's records shall be conclusive in all respects.
- 2) Buyer will be responsible for the mandatory deposits as per the Terms and Conditions of the respective auction.
- 3) Buyer agrees to pay any and all charges and expenses incurred by reason of any breach of terms and conditions of auction or in case of default, including, without limitation, reasonable attorney's fees, as well as any dollar deficiencies which may result in the resale of the property, and the cost of re-marketing said property. Additional commissions shall be due and payable.
- 4) The Buyer paying by credit card, understands and agrees that all deposits collected by credit card will be turned over to the respective municipality. The Buyer paying by credit card agrees that they shall NOT attempt a chargeback on their credit card used in this transaction for any reason whatsoever.

Signature: _____

Your signature must be notarized to be accepted.

On this _____ day of _____ before me personally appeared _____ to me known and who by being duly sworn, acknowledged to be the person described in and who executed the foregoing consent and he/she duly acknowledged to me that he/she executed the same.

Signature: _____

Notary Public



Division of Licensing Services

New York State
Department of State
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001
Customer Service: (518) 474-4429
www.dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

ALL REGISTRANTS NEED TO FILL THIS PAGE OUT. MANY PEOPLE DO NOT THINK IT APPLIES TO THEM.

SIMPLY PUT, YOU ACKNOWLEDGE THAT WE PROVIDED A COPY OF THIS DISCLOSURE TO YOU, THE BIDDER/BUYER.

AUCTIONS INTERNATIONAL, INC. IS NOT A BUYER'S AGENT

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Russ Scherrer of Auctions International
(Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

☒ Seller as a (check relationship below)
☒ Seller's Agent
☐ Broker's Agent

☐ Buyer as a (check relationship below)
☐ Buyer's Agent
☐ Broker's Agent

☐ Dual Agent

☐ Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below.

☐ Advance Informed Consent Dual Agency

☐ Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure form:

Signature of ☒ Buyer(s) and/or ☐ Seller(s):

Signature 2

Date

Date: _____

Date: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☒ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date

Initials

Sign &
Date

Agricultural District Disclosure Notice

Notice is hereby given that the premises being sold may lie within an Agricultural District as designated upon the tax map. It is the sole responsibility of any bidder to ascertain which specific parcel(s) is so designated and sold subject to the provisions of law applicable thereto.

“It is the policy of this state and this community to conserve, protect and encourage the development and improvement of the agricultural land for the productions of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but are not limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances.”

The execution of the following shall also act as an acceptance of the terms and conditions set forth regarding this auction.

Date:_____

Date:_____

Printed Name:_____

Printed Name:_____

Signature:_____

Signature:_____

Corporation name (if applicable):_____

OFFER OF PURCHASE SIGNATURE PAGE

and

Photo Driver's License (or Valid Government Identification) Page.

****If more than one person is registering, each party will need to complete this page****

(Notary Required)

Please print clearly! All information on this form must be legible. Unreadable applications will be destroyed.

Place your Driver's License or Valid ID Here
And photocopy this page.
Person 1

Place your Driver's License or Valid ID Here
And photocopy this page.
Person 2

Print Name(s)

I, agree that by placing my signature on this page is as good as signing an offer of purchase on parcels that I bid on over the internet and that I am binding myself to purchase of parcels once I am declared the high bidder at the **City of North Tonawanda Tax Foreclosed Real Estate Auction** being held online on May 12, 2025 – May 27, 2025. I also acknowledge by signing of this page that I have read, understand, and accept the published Terms and Conditions of this Auction. Furthermore, I understand that the real property being sold at auction is being sold as-is, with any and all faults and that I accept this property in that condition.

Signature: _____

(Your signature MUST be notarized, see below.)

On this _____ day of _____ before me
personally appeared

_____ to me known and who by being duly sworn,
acknowledged to be the person described in and who executed the foregoing consent and
he/she duly acknowledged to me that he/she executed the same

Notary Signature: _____



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing and Anti-discrimination Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing and Anti-discrimination Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website
https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Russ Scherrer (print name of Real Estate Salesperson/
Broker) of Auctions International (print name of Real Estate company, firm or brokerage)

Print Name(s)

(I)(We)

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Signature

Date

(Buyer/Tenant/Seller/Landlord Signature) _____ Date: _____

Signature 2

(Buyer/Tenant/Seller/Landlord Signature) _____ Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

HOMESTEAD

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

53

54

55

56

99

100

23

24

29

30

31

32

33

34

35

36

37

27

28

29

25

26

50

50.00 WIDE

SHEET 175.07

FOR REMAIN OF THIS SEE MAP

N

E1,065,358

N1,118,037

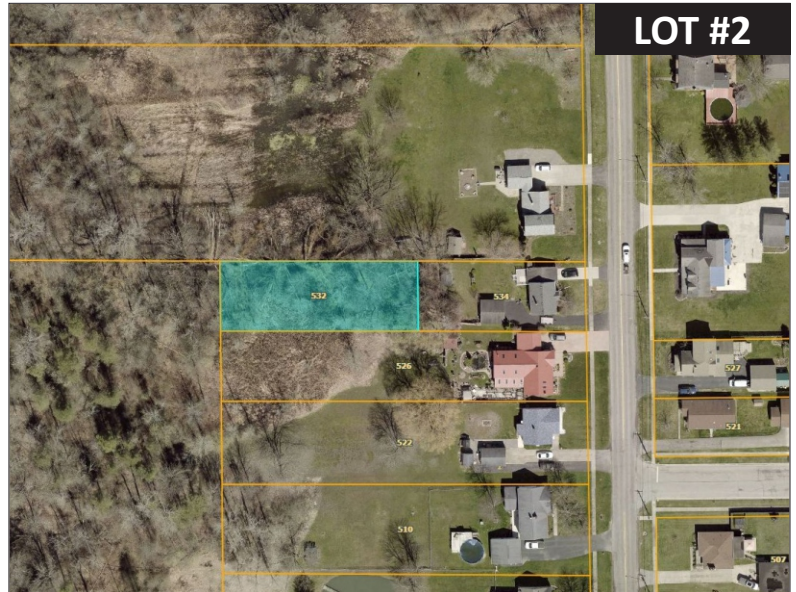
CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 532 Witmer Rd, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 175.07-1-40

Size: 68.00 x 175.25
Class Code: 311 - Res vac land
Total Assessment: \$600.00
Land Assessment: \$600.00
Full Market Value: \$1,300.00

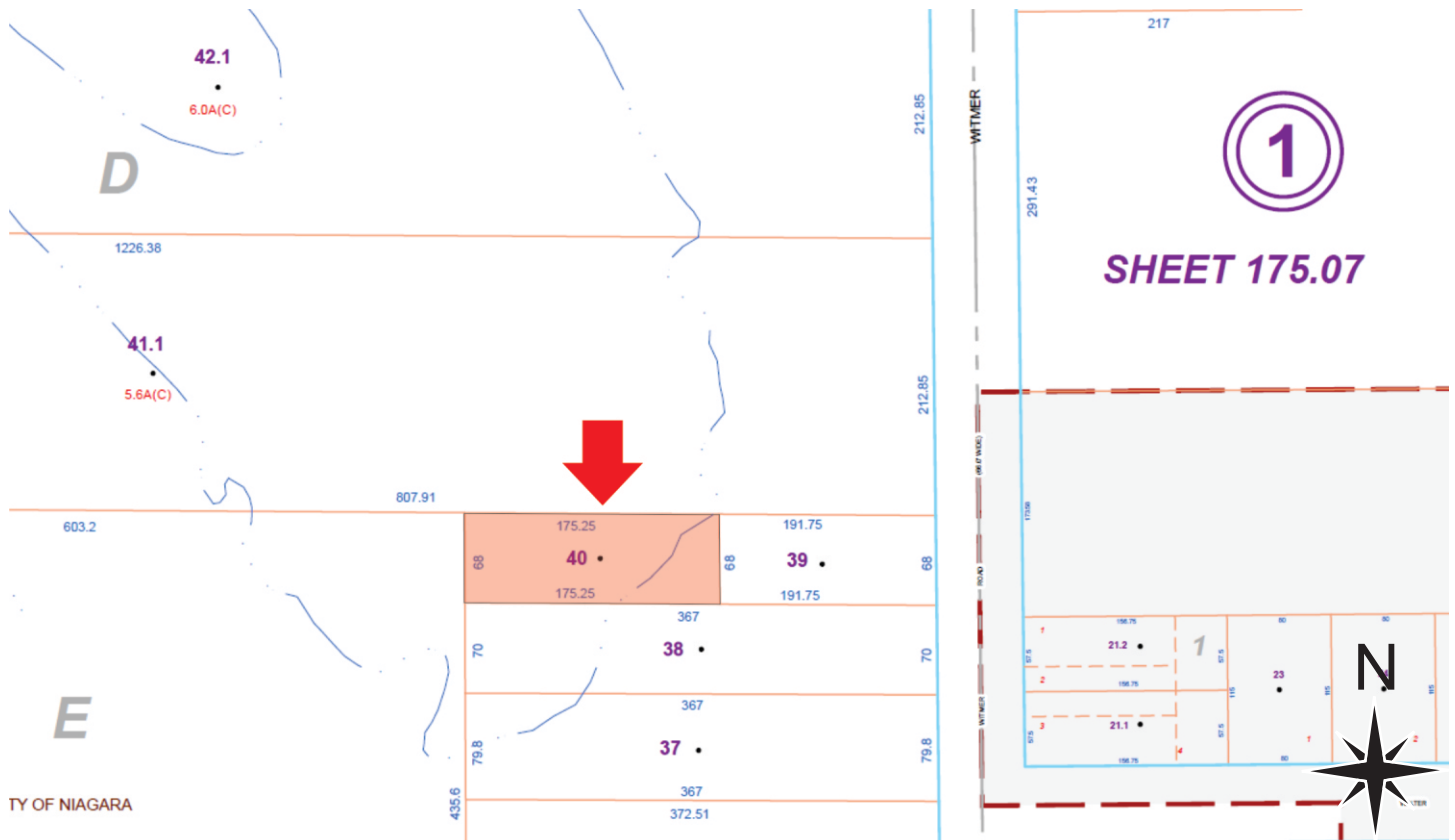
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Vacant lot located behind house 534. Research access and right of way.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

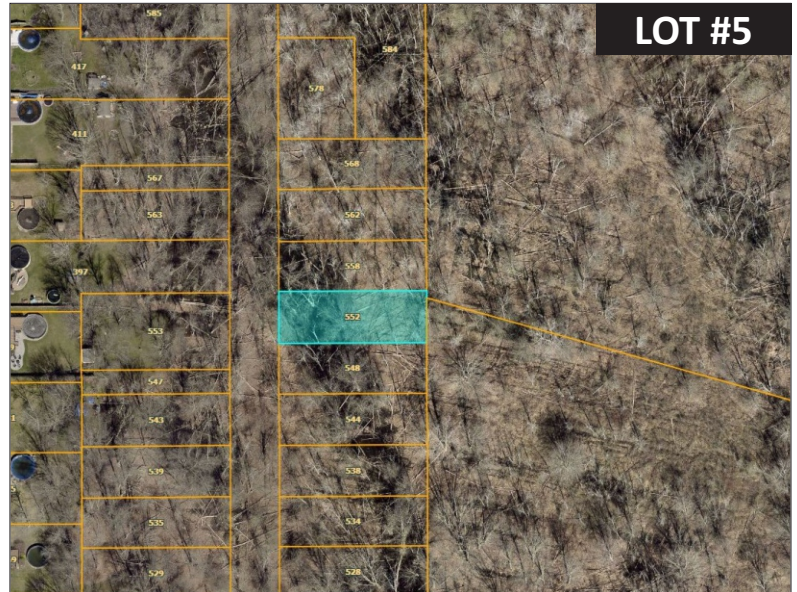
CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 552 Parkway Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 175.51-1-8

Size: 50.00 x 147.00
Class Code: 311 - Res vac land
Total Assessment: \$1,200.00
Land Assessment: \$1,200.00
Full Market Value: \$2,600.00

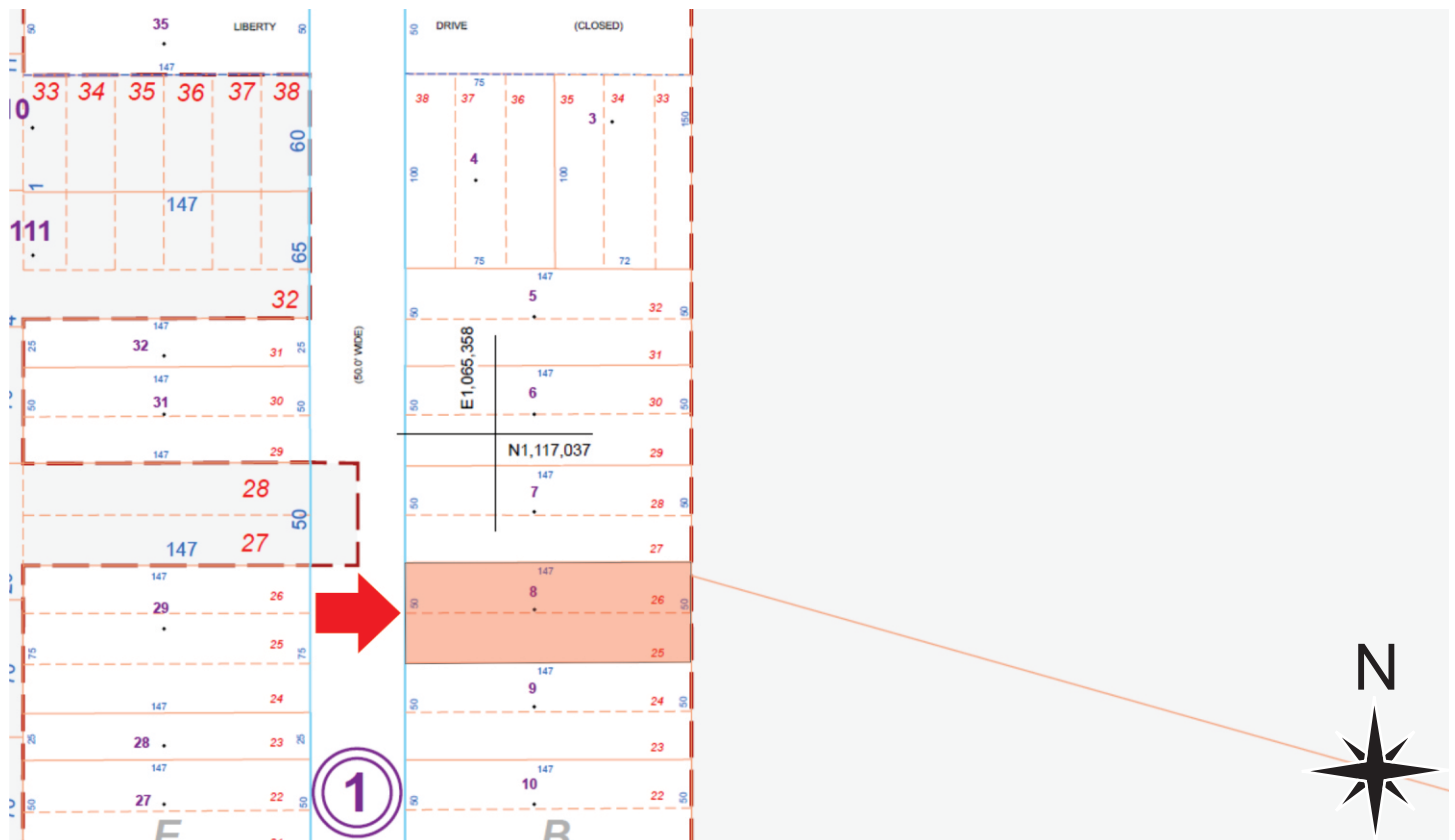
Water Supply: 1 - None
Utilities: 1 - No Public
Sewer Type: 1 - None



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Vacant lot that is located on a paper street, research access and right of way.



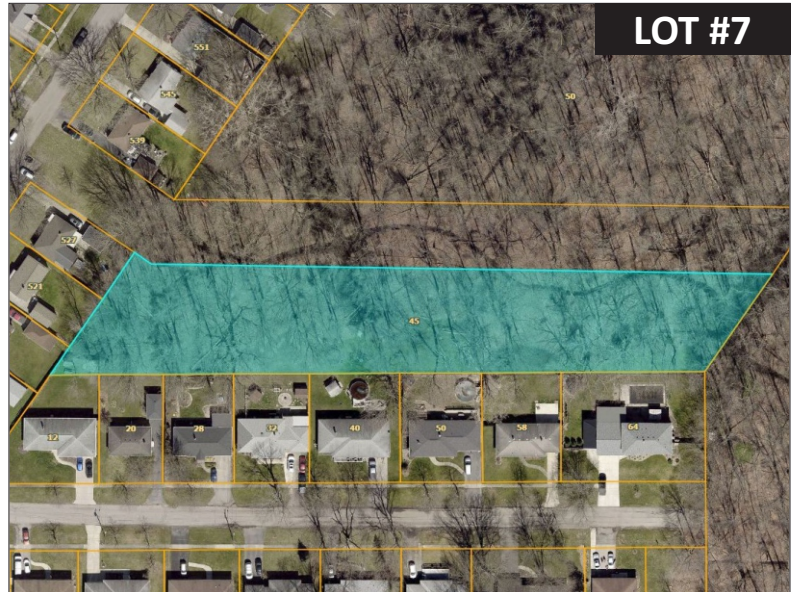
CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 45 Forest Dr, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 176.17-4-59

Size: 1.50 acres
Class Code: 311 - Res vac land
Total Assessment: \$3,000.00
Land Assessment: \$3,000.00
Full Market Value: \$6,400.00

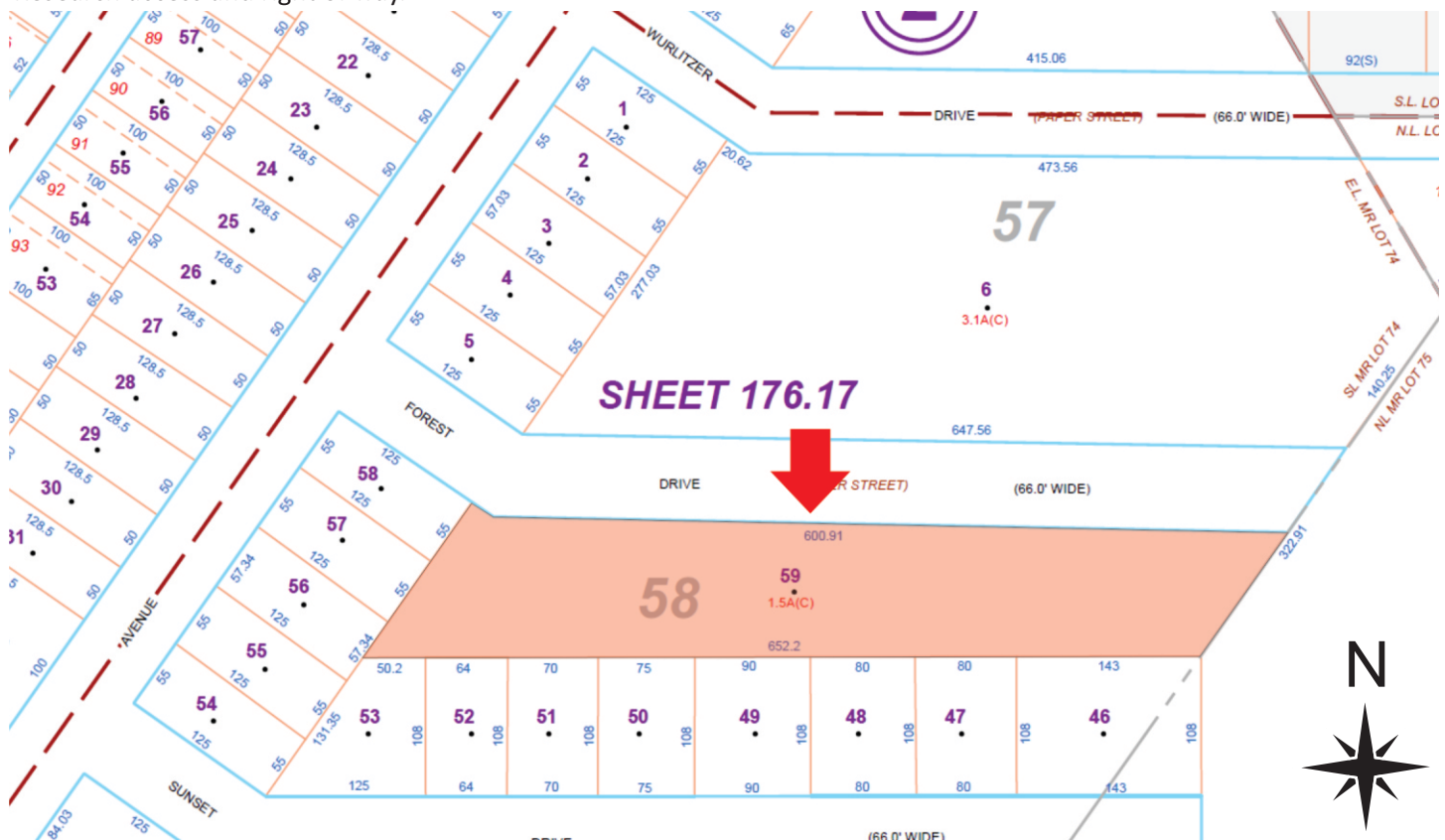
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Located behind houses 527, 521, 515 Woodward Ave and 12, 20, 28, 32, 40, 50, 58, 64 Sunset Dr.
Research access and right of way.



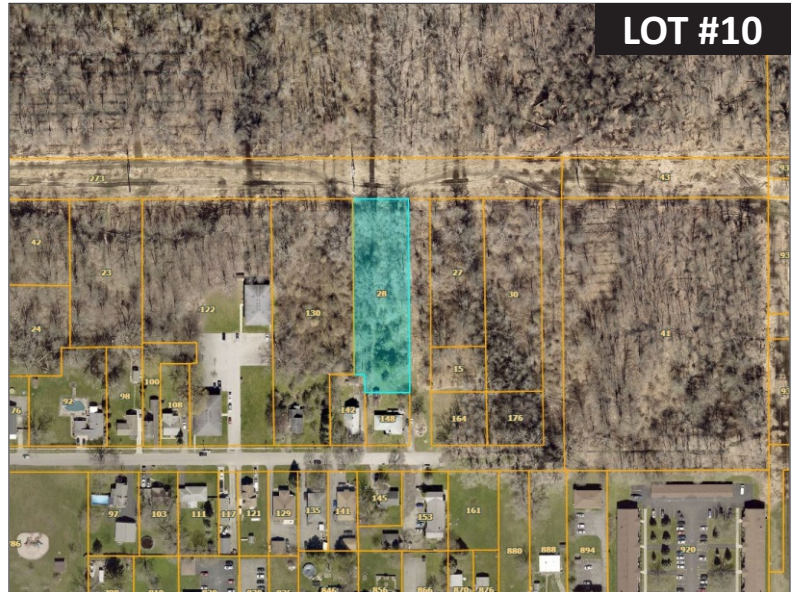
CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 28 Marietta Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.15-1-7

Size: 1.00 acres
Class Code: 311 - Res vac land
Total Assessment: \$3,100.00
Land Assessment: \$3,100.00
Full Market Value: \$6,600.00

Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Vacant lot located behind house 148 (Auction Lot 11) Research access and right of way.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 148 Cramer St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.15-1-8

Size: 91.00 x 105.00
Class Code: 210 - 1 Family Res
Total Assessment: \$69,700.00
Land Assessment: \$21,200.00
Full Market Value: \$148,300.00

Number of Stories: 1
Exterior Wall Material: 05 - Concrete
Year Built: 1950
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 3
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Full

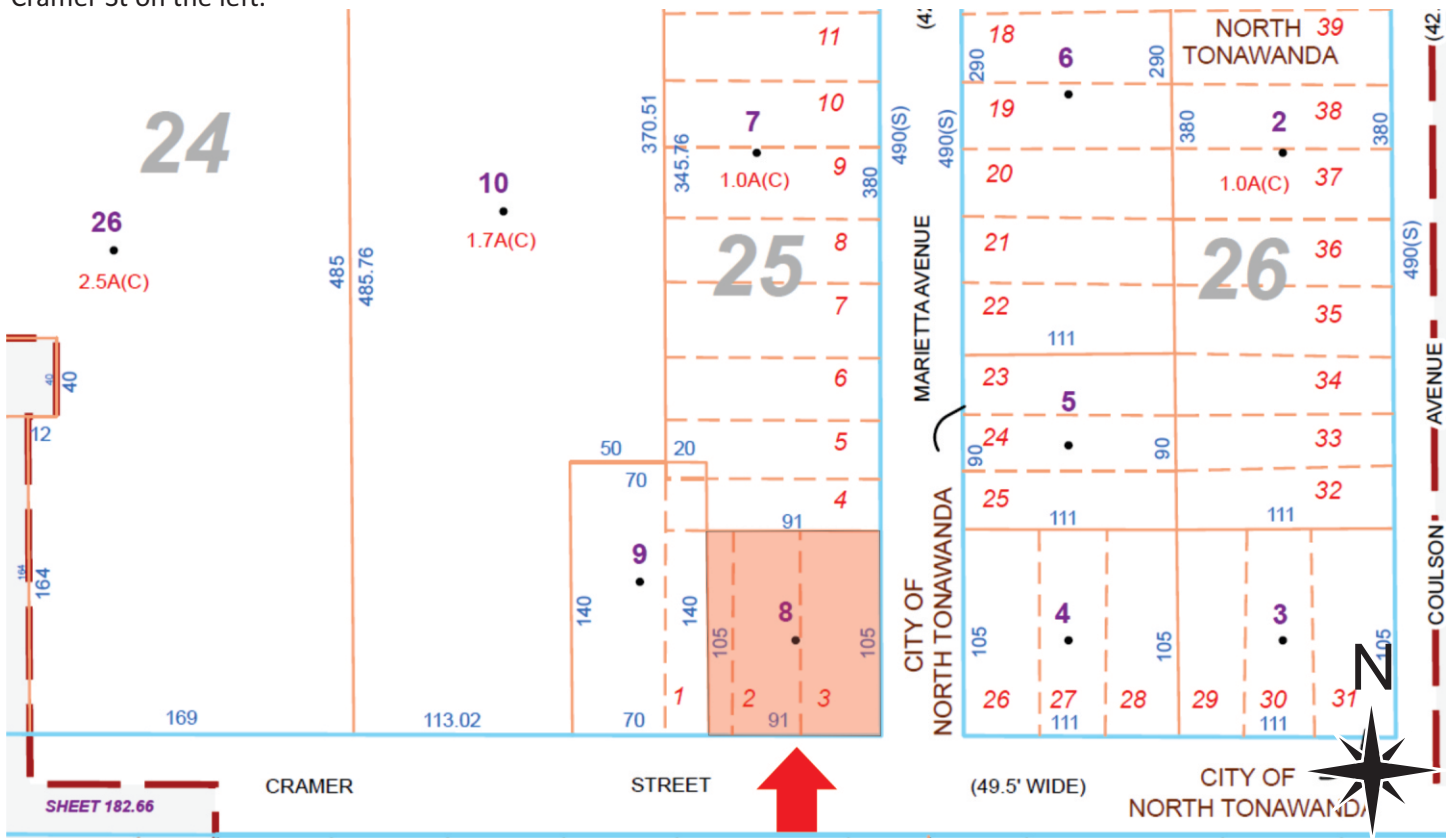
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

Single story blue house located at the end of Cramer St on the left.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 98 North Marion St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.17-1-12

Size: 45.33 x 133.00
Class Code: 210 - 1 Family Res
Total Assessment: \$54,000.00
Land Assessment: \$16,000.00
Full Market Value: \$114,900.00

Number of Stories: 1.7
Exterior Wall Material: 01 - Wood
Year Built: 1880
Number of Kitchens: 1
Number of Bathrooms: 1.5
Number of Bedrooms: 3
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Partial

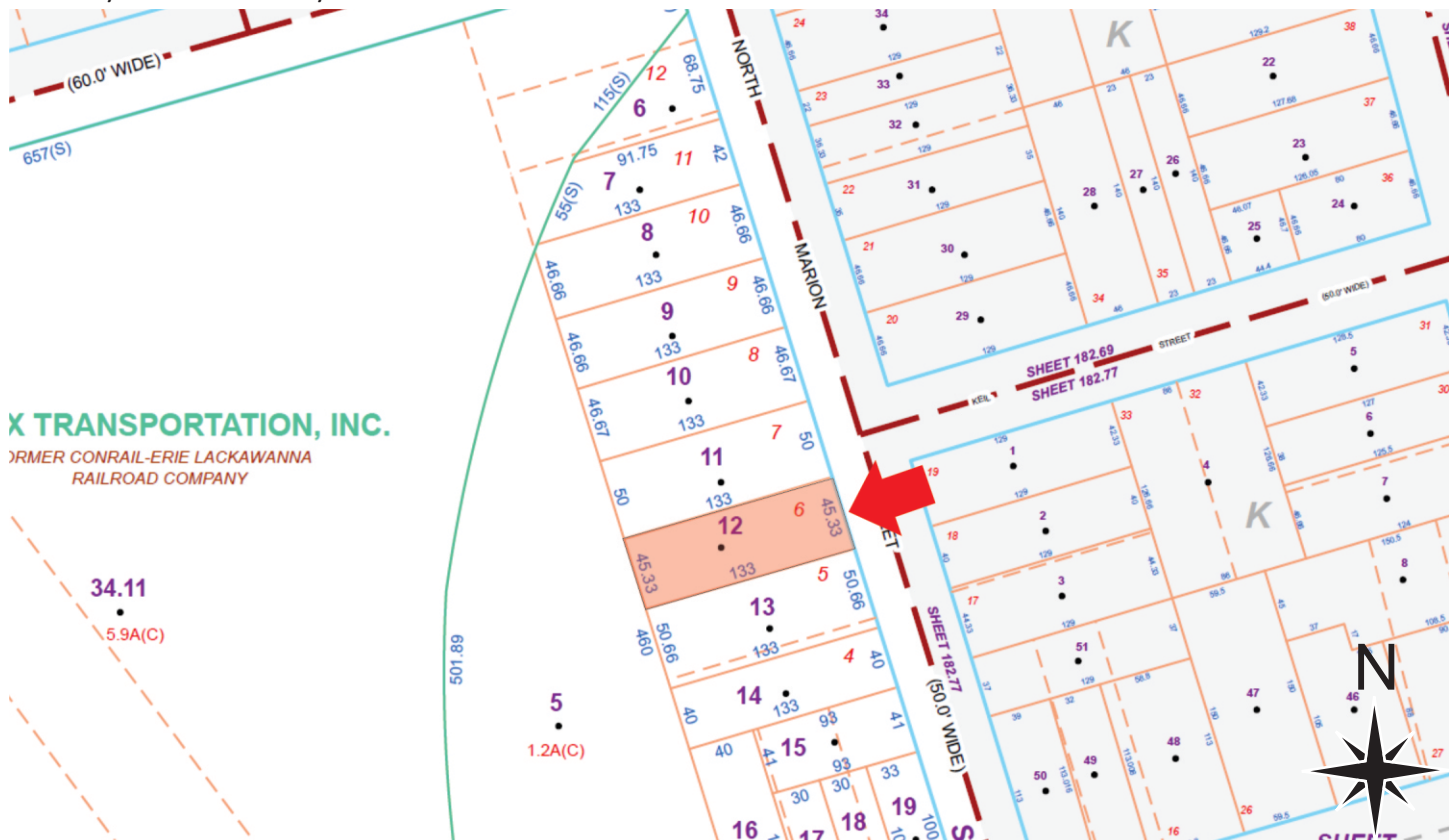
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

1.5 story red house clearly marked 98.



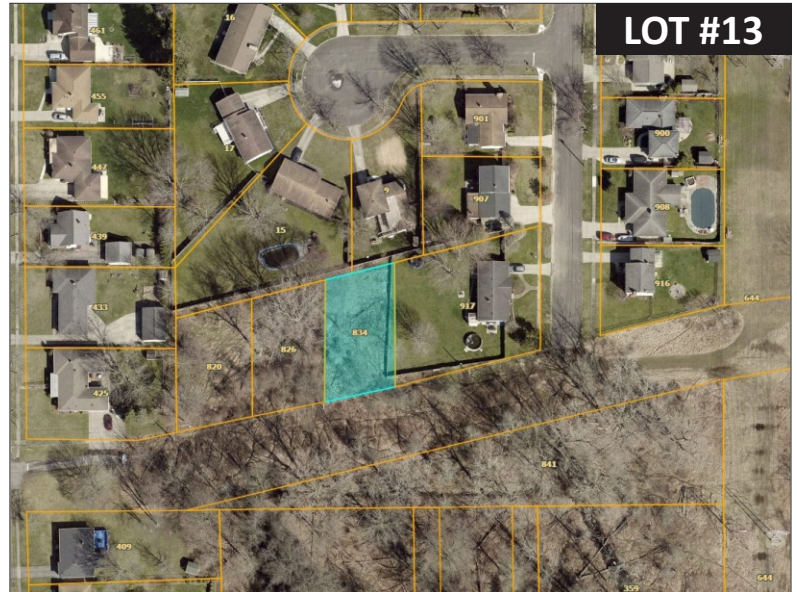
CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 834 Wright Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.20-1-33

Size: 73.87 x 124.31
Class Code: 311 - Res vac land
Total Assessment: \$1,400.00
Land Assessment: \$1,400.00
Full Market Value: \$3,000.00

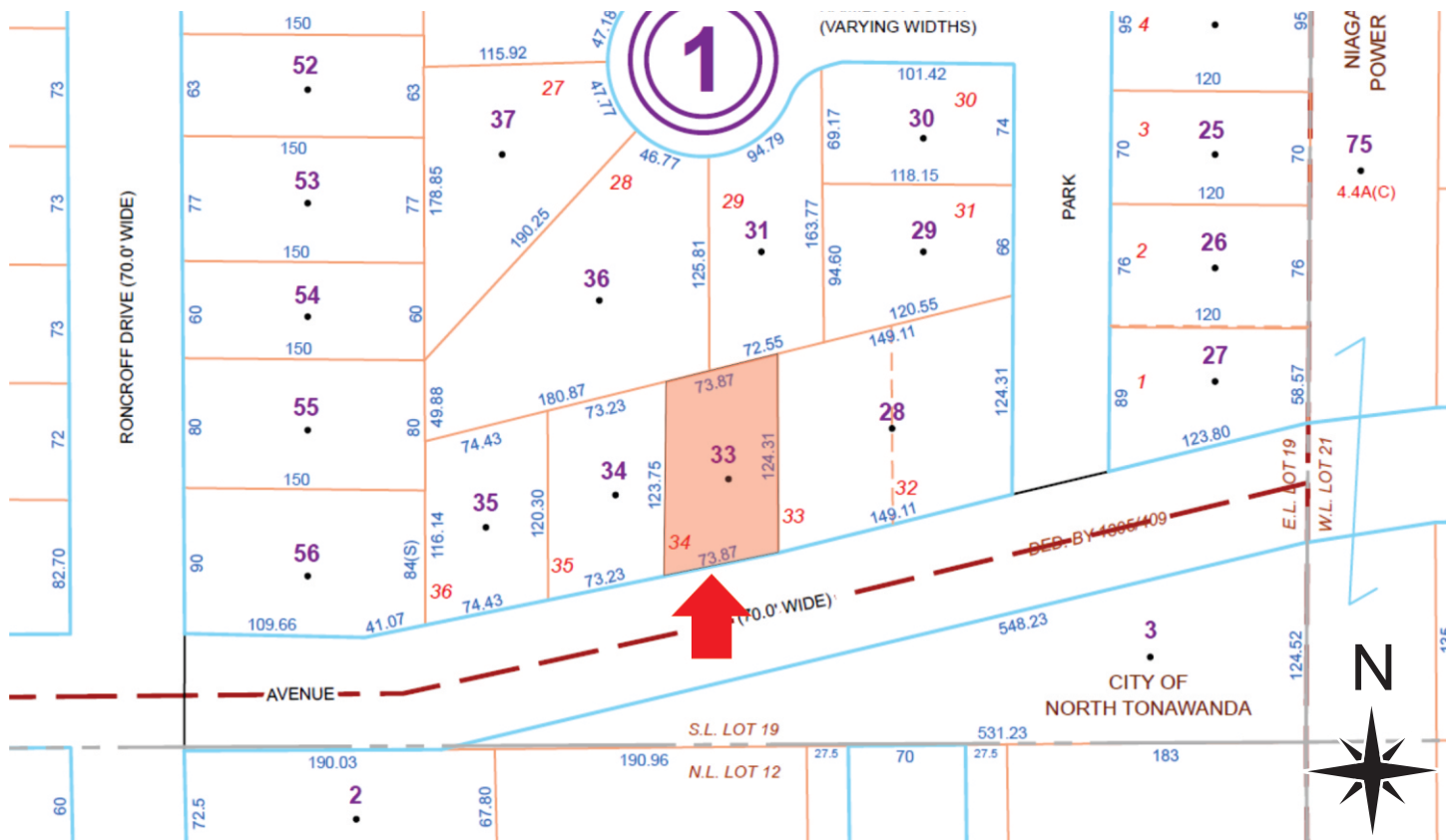
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Vacant lot located on a paper street and adjacent to auction lot 14. Research access and right of way.



The map displays numerous land parcels, each identified by a number. Parcel 34 is centrally located and highlighted in orange, with a large red arrow pointing directly at it from the bottom center. To the left of parcel 34 is a vertical strip labeled 'S.L. LOT 19'. Below parcel 34 is another horizontal strip labeled 'N.L. LOT 12'. The map is bounded by 'RONCUFF DRIVE (70.0' WIDE)' on the far left, 'AVENUE' at the bottom left, and 'PARK' on the right side. A dashed line runs diagonally across the lower portion of the map, separating 'S.L. LOT 19' from 'N.L. LOT 12'. Various lot numbers are scattered throughout the map, including 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75. Dimensions are provided for many of the lots and boundaries. A north arrow is located in the bottom right corner.

The map displays a grid of lots with various dimensions and lot numbers. A large red arrow points to a lot labeled '35'. The map includes a north arrow in the bottom right corner. The text 'CITY OF NORTH TONAWANDA' is visible in the lower right area. The map also shows 'S.L. LOT 19' and 'N.L. LOT 12' at the bottom. A dashed line labeled 'DEED BY 1386409' runs diagonally across the lower portion of the map. The map is bordered by 'RONCUFF DRIVE (70.0' WIDE)' on the left and 'PARK' on the right. A large '1' in a circle is located in the upper left quadrant. The map also shows 'W.L. LOT 21' and 'E.L. LOT 19' on the right side. The map is divided into several sections by streets and lot lines. The lot numbers are color-coded: purple for lots 1, 2, 3, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 52, 53, 54, 55, 56; red for lots 4, 23, 24, 28, 30, 31, 32, 33, 34, 35, 36, 37, 52, 53, 54, 55, 56; and blue for lots 1, 2, 3, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 52, 53, 54, 55, 56. The map also shows 'NIAGA POWER' on the right side. The map is a detailed plat map of a portion of the City of North Tonawanda.

CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 126 Seventeenth Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.21-1-28

Size: 50.00 x 108.00
Class Code: 210 - 1 Family Res
Total Assessment: \$43,000.00
Land Assessment: \$13,000.00
Full Market Value: \$91,500.00

Number of Stories: 1
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1930
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 1
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Crawl

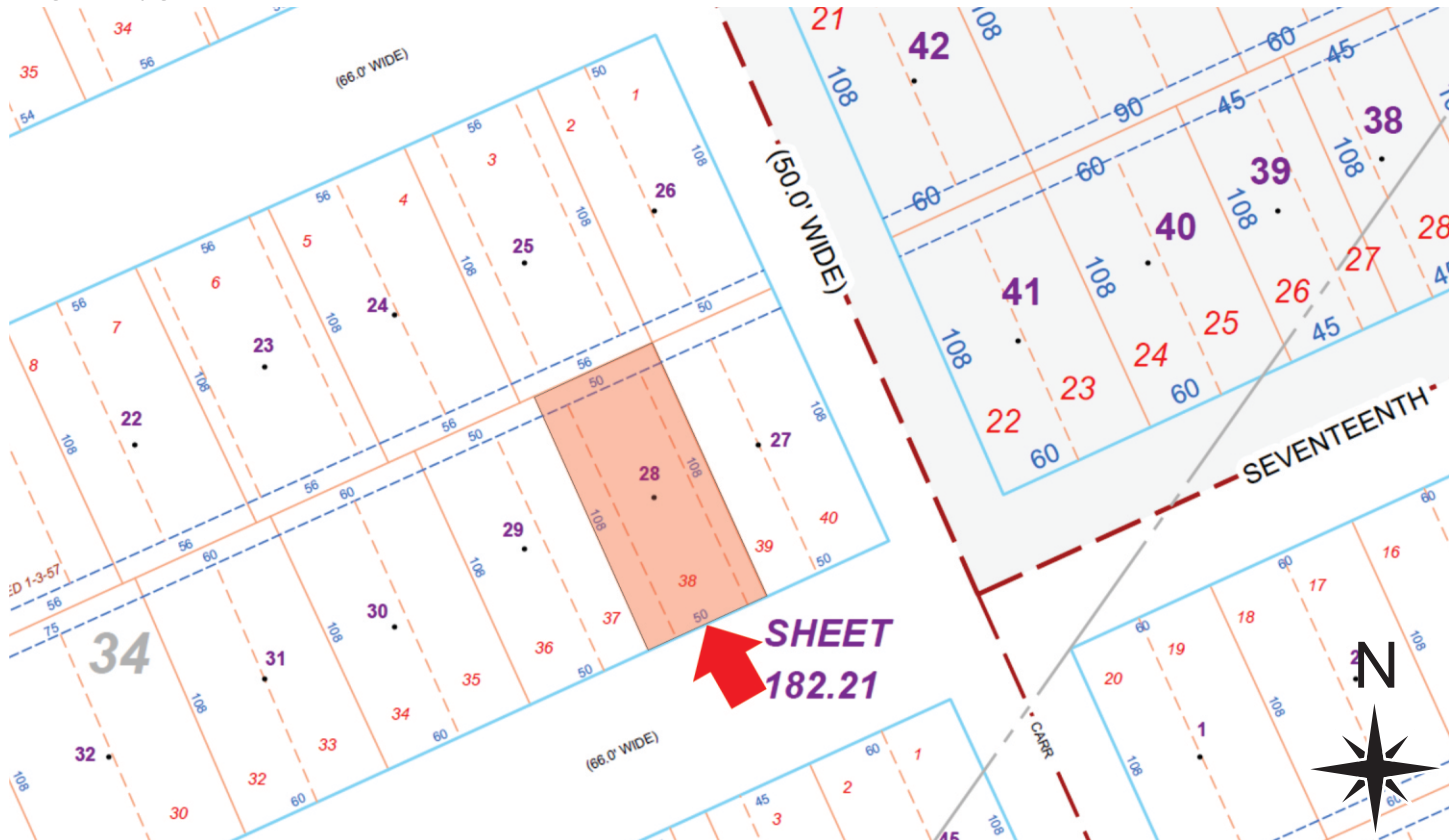
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Single story green house marked 126 on the door.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 111 Seventeenth Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.21-1-40

Size: 30.00 x 108.00
Class Code: 210 - 1 Family Res
Total Assessment: \$41,600.00
Land Assessment: \$7,800.00
Full Market Value: \$88,500.00

Number of Stories: 1.7
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1905
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 3
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Crawl

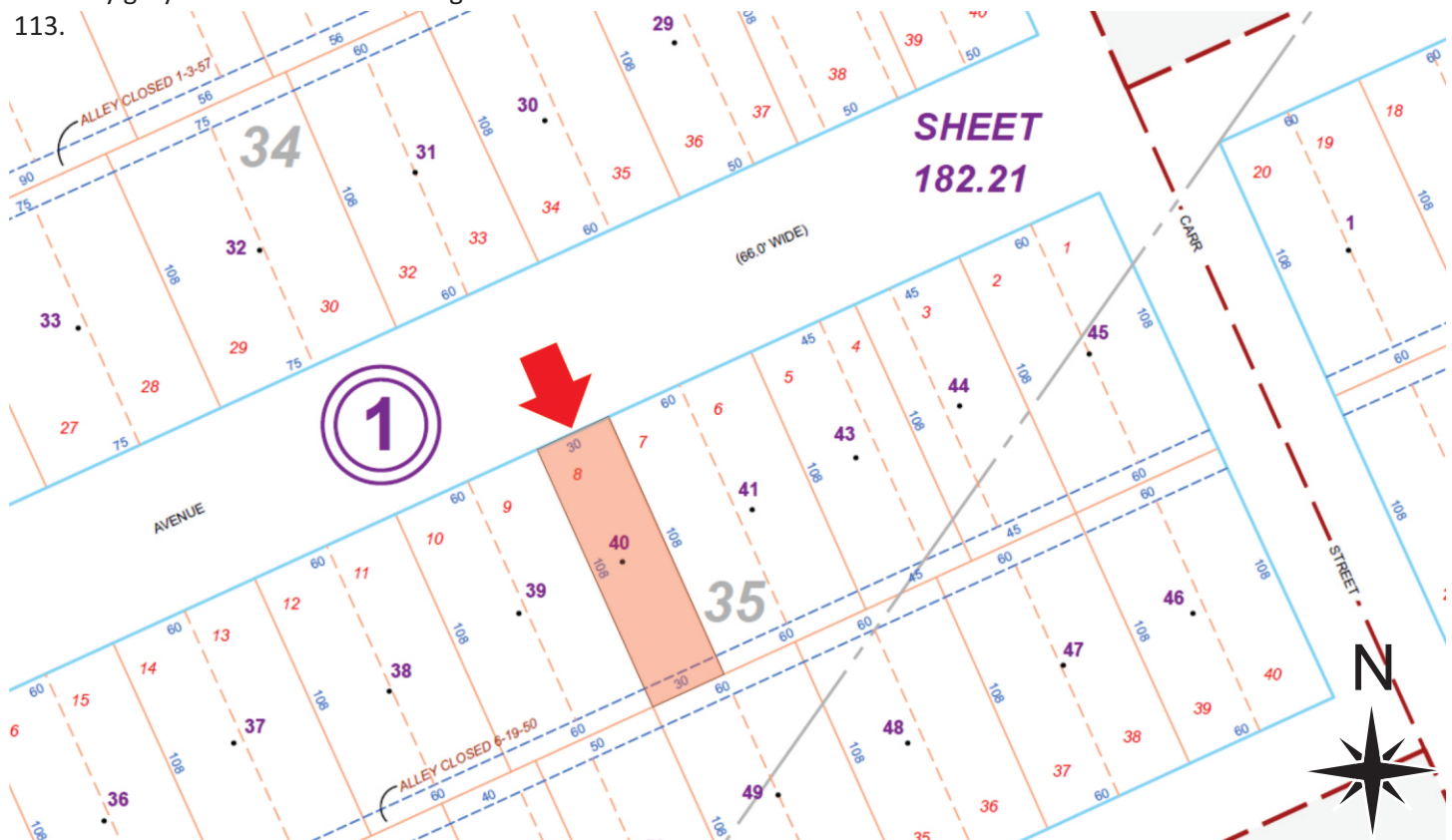
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

1.5 story grey house located to the right of house 113.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 84 Klaum Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.48-2-19

Size: 60.00 x 150.00
Class Code: 210 - 1 Family Res
Total Assessment: \$86,900.00
Land Assessment: \$18,300.00
Full Market Value: \$184,900.00

Number of Stories: 1.5
Exterior Wall Material: 01 - Wood
Year Built: 1930
Number of Kitchens: 1
Number of Bathrooms: 2
Number of Bedrooms: 3
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Full

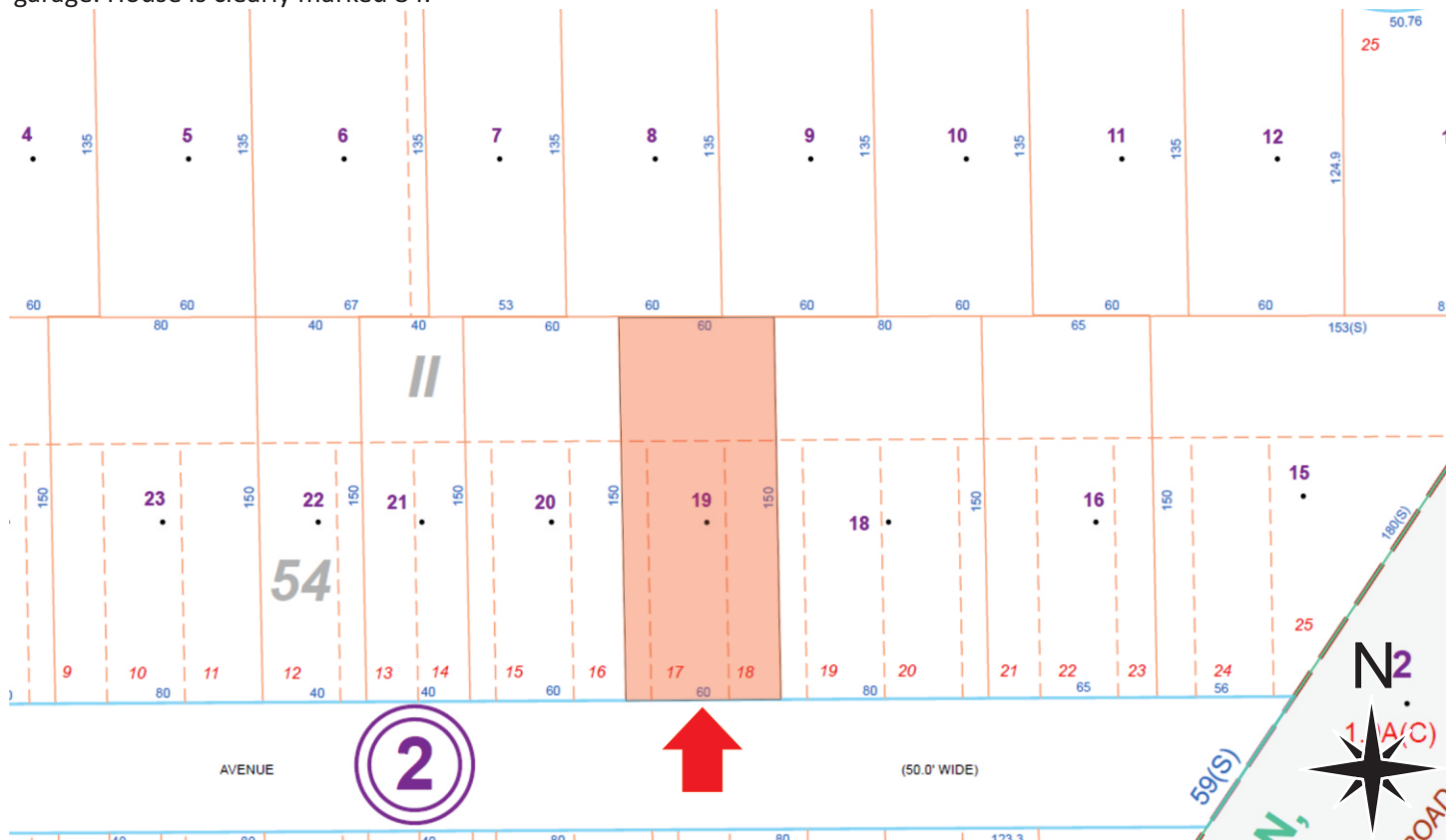
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

1.5 story yellow house with a 1.5 car detached garage. House is clearly marked 84.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 59 Klaum Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.48-2-32

Size: 40.00 x 100.00
Class Code: 210 - 1 Family Res
Total Assessment: \$80,000.00
Land Assessment: \$10,000.00
Full Market Value: \$170,200.00

Number of Stories: 2
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1930
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 2
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Full

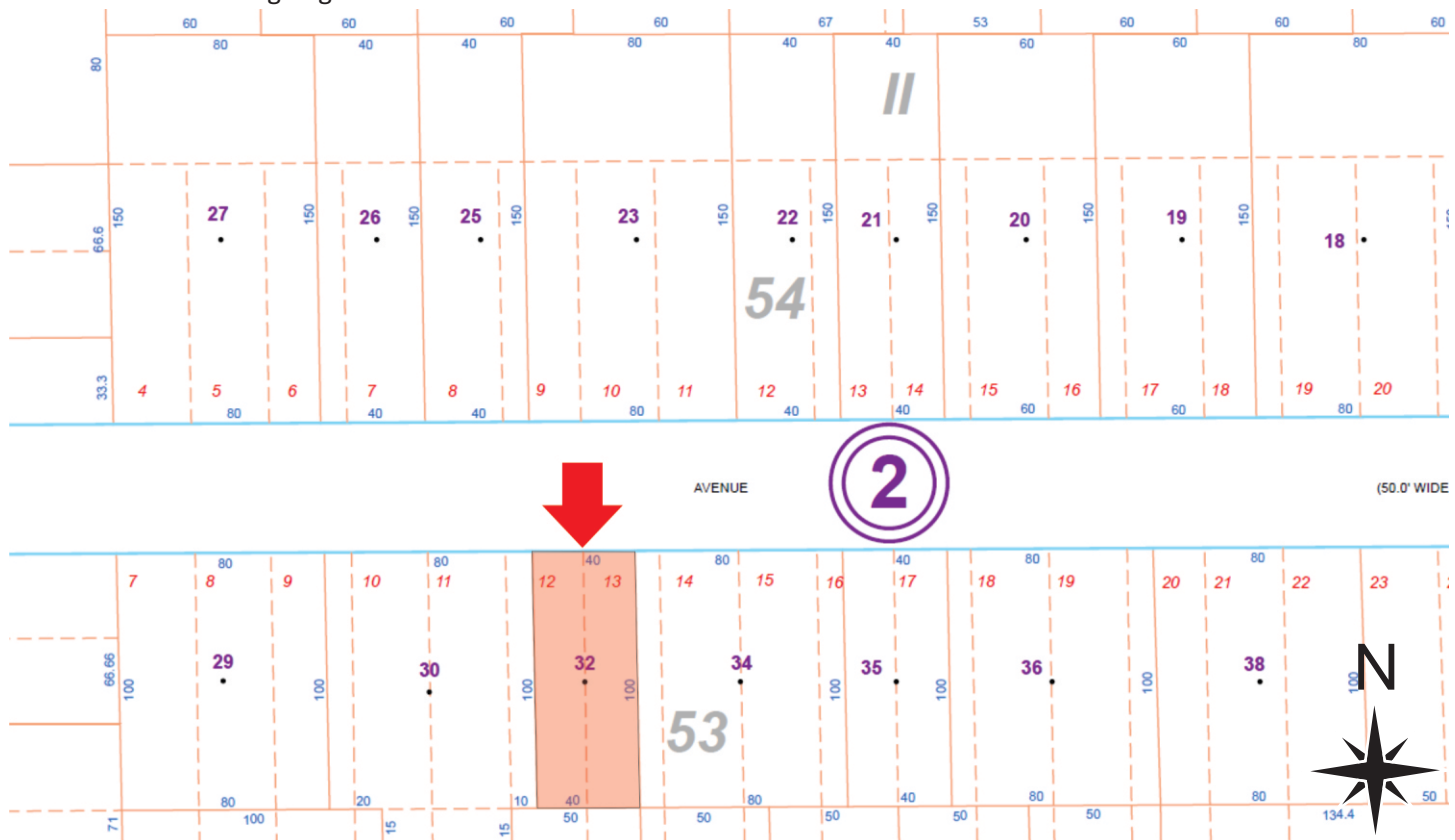
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

2 story tan house clearly marked 59 by the door.
Has a 1 car detached garage.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 652 Oliver St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.53-2-6

Size: 30.00 x 95.00
Class Code: 471 - Funeral home
Total Assessment: \$191,000.00
Land Assessment: \$3,300.00
Full Market Value: \$406,400.00

Building 1
Year Built: 1936
Floor Area: 4516
Stories: 2
Story Height: 9

Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

Large 2 story building that appears to have been used as a funeral home. Located on the corner of Oliver St and 5th Ave. Has a 2 car attached garage off 5th Ave.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 47 Fifth Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.53-3-56

Size: 45.00 x 108.00
Class Code: 220 - 2 Family Res
Total Assessment: \$50,000.00
Land Assessment: \$14,400.00
Full Market Value: \$106,400.00

Number of Stories: 2
Exterior Wall Material: 01 - Wood
Year Built: 1900
Number of Kitchens: 2
Number of Bathrooms: 2
Number of Bedrooms: 6
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Full

Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

2.5 story white house with blue trim clearly marked 47.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 13 Third Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.61-1-24

Size: 60.00 x 108.00
Class Code: 210 - 1 Family Res
Total Assessment: \$51,900.00
Land Assessment: \$16,900.00
Full Market Value: \$110,400.00

Number of Stories: 1.5
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1905
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 4
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Crawl

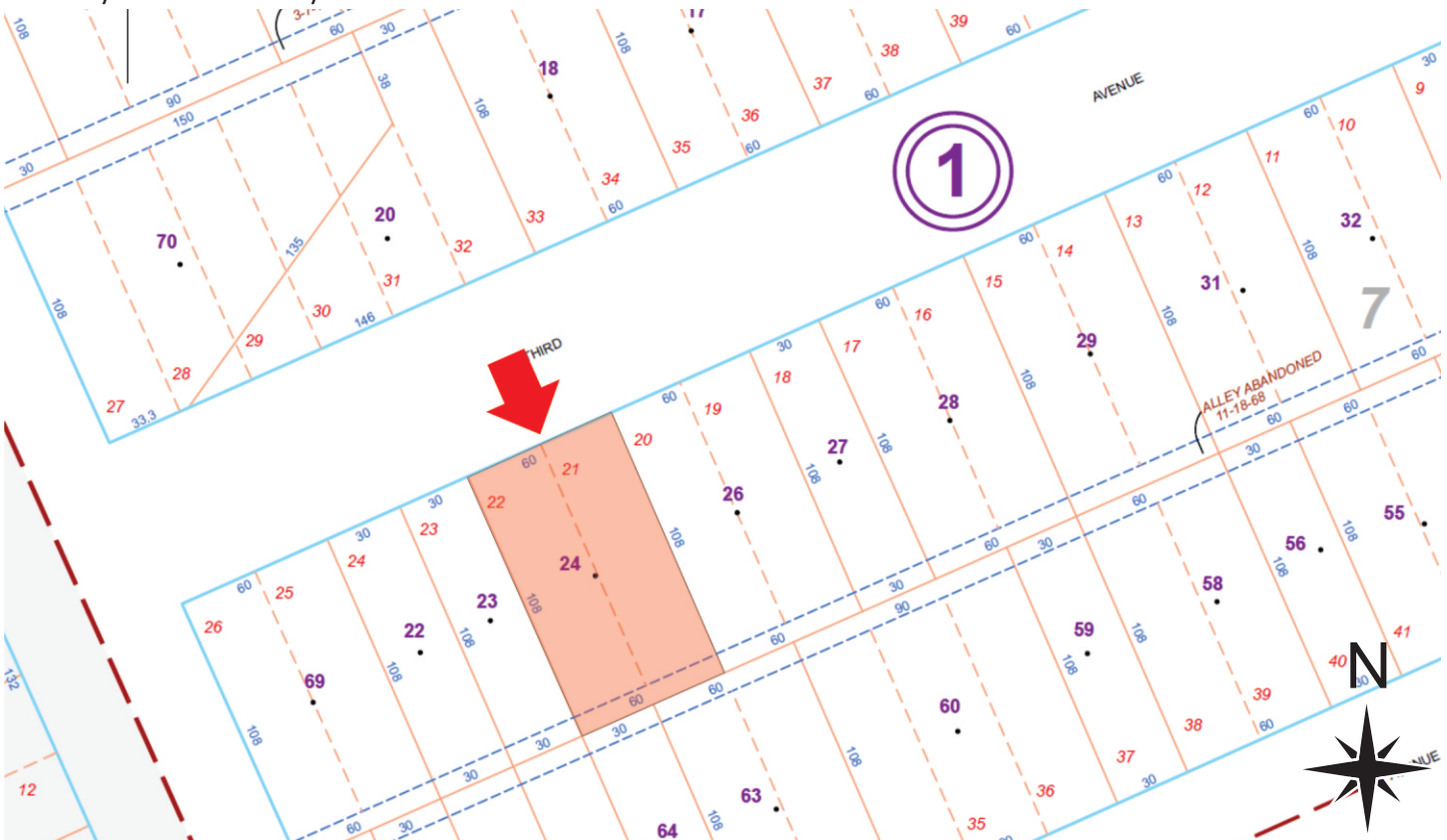
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

1.5 story tan house clearly marked 13.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 34 Second Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.61-1-59

Size: 30.00 x 108.00
Class Code: 210 - 1 Family Res
Total Assessment: \$32,000.00
Land Assessment: \$10,100.00
Full Market Value: \$68,100.00

Number of Stories: 1
Exterior Wall Material: 04 - Composition
Year Built: 1920
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 3
Heat Type: 1 - No central
Fuel Type: 2 - Natural Gas
Basement Type: Crawl

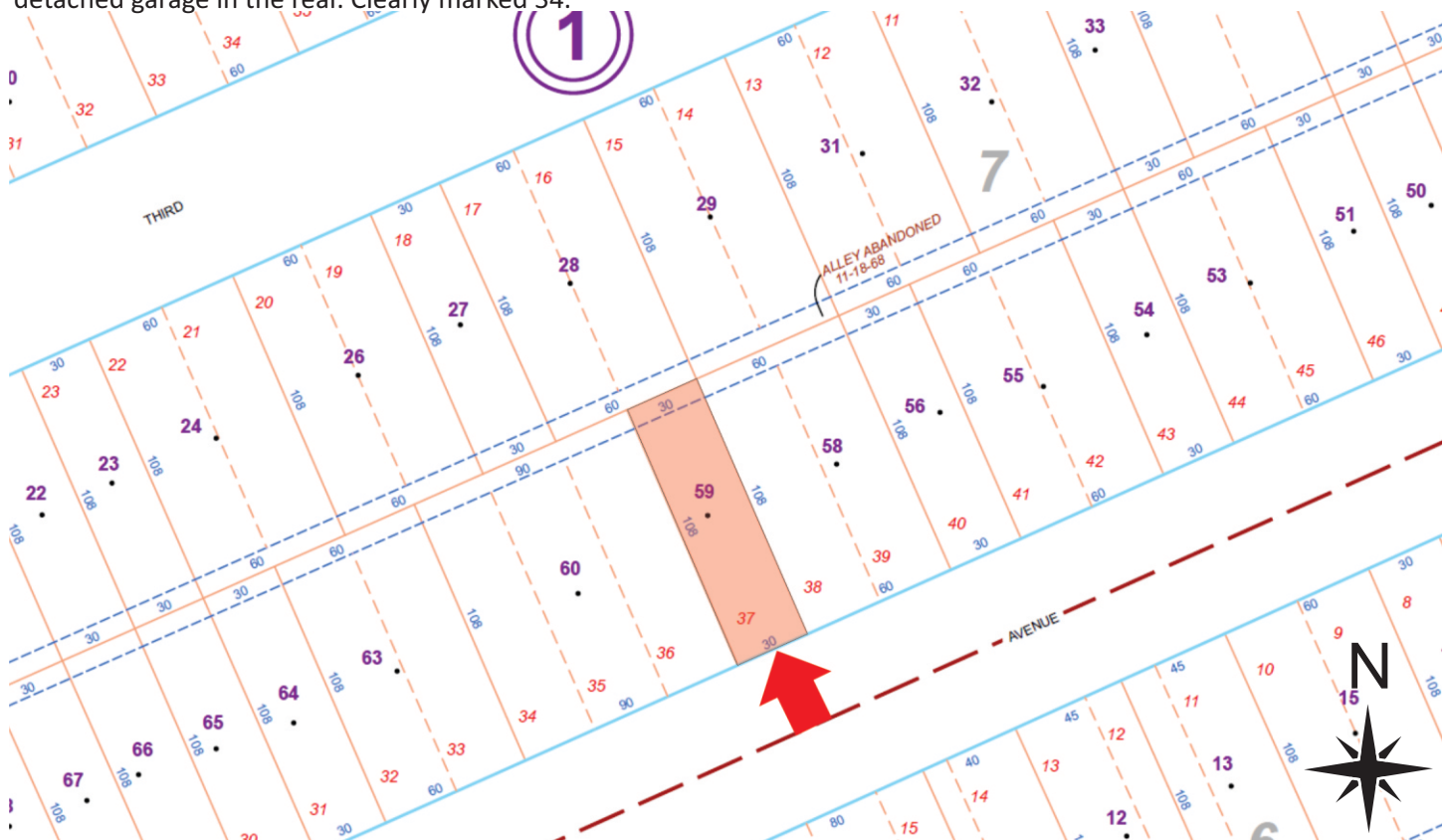
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

1.5 story blue house with white trim, has a detached garage in the rear. Clearly marked 34.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 35 Second Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.61-3-11

Size: 40.00 x 108.00
Class Code: 210 - 1 Family Res
Total Assessment: \$53,900.00
Land Assessment: \$13,500.00
Full Market Value: \$114,700.00

Number of Stories: 1.5
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1915
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 3
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Full

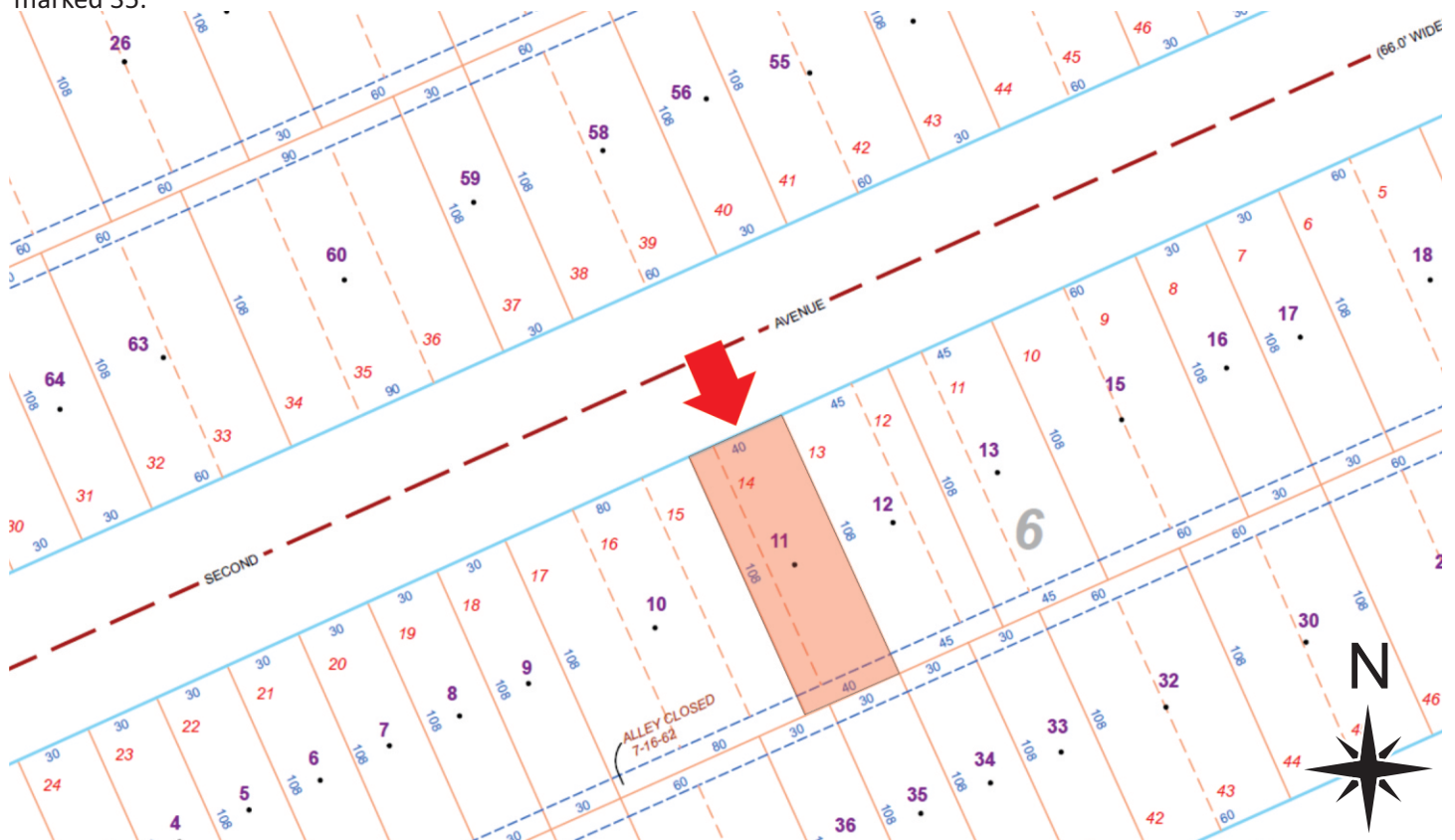
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

1.5 story blue house with white trim, clearly marked 35.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 210 Miller St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.62-2-80

Size: 40.00 x 125.00
Class Code: 210 - 1 Family Res
Total Assessment: \$29,500.00
Land Assessment: \$14,600.00
Full Market Value: \$62,800.00

Number of Stories: 1
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1900
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 2
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Crawl

Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

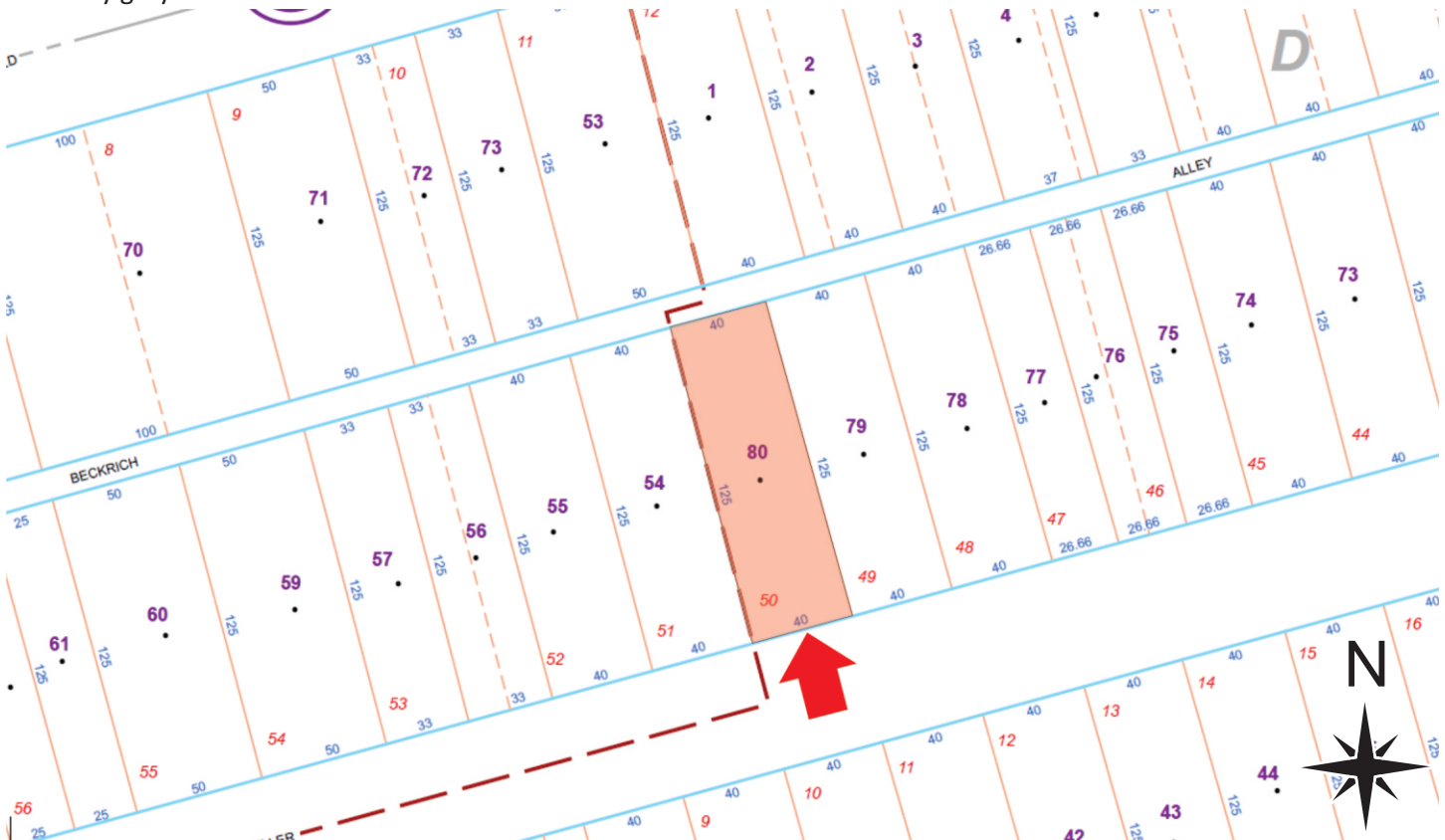


LOT #38

Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

1.5 story grey house marked 210 on the mailbox.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 262 Zimmerman St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.65-1-80

Size: 236.80 x 50.00
Class Code: 311 - Res vac land
Total Assessment: \$600.00
Land Assessment: \$600.00
Full Market Value: \$1,300.00

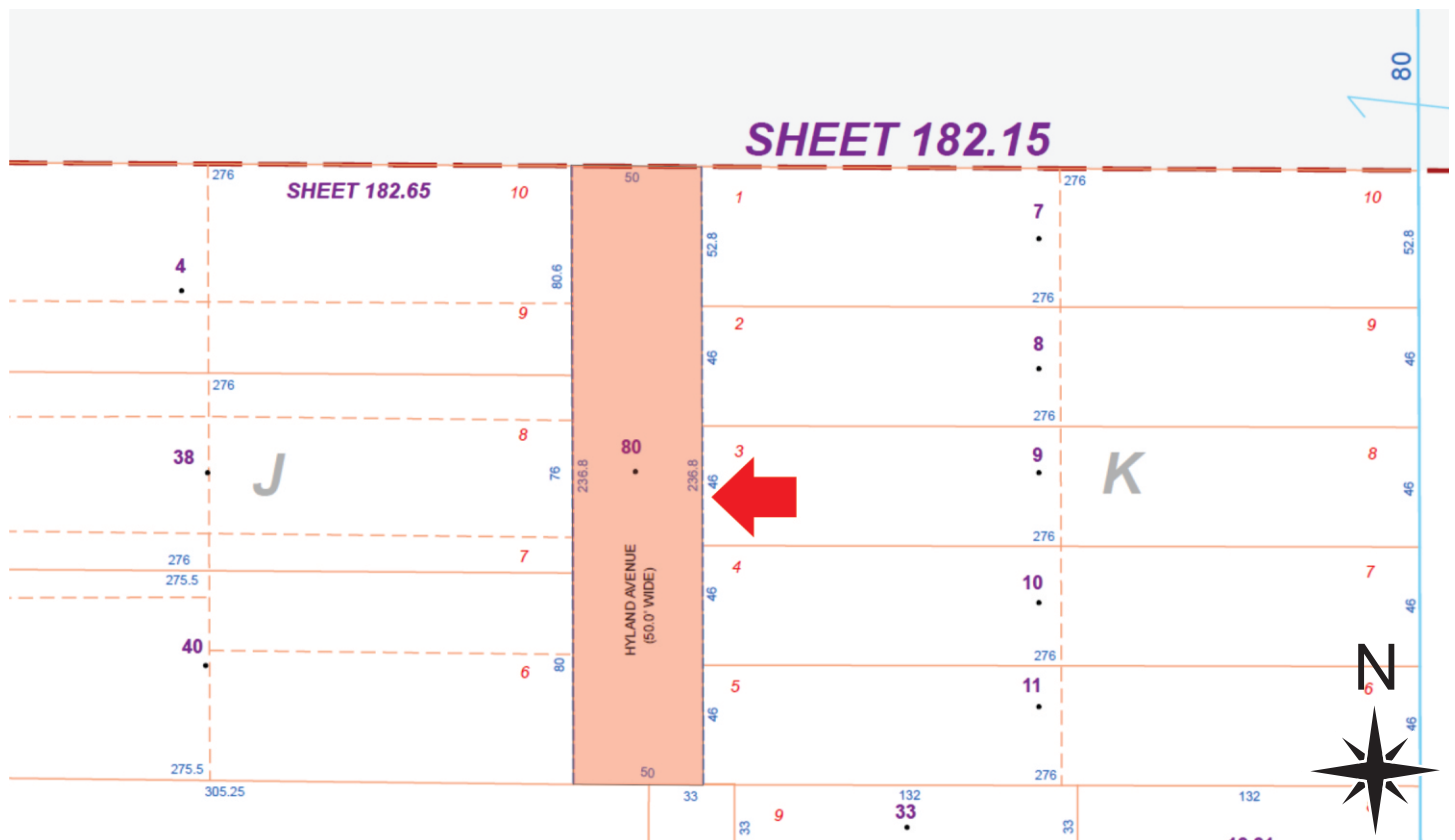
Water Supply: 1 - None
Utilities: 1 - No Public
Sewer Type: 1 - None



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Vacant lot located behind 254, 264, 268, and 272
Zimmerman St. Research access and right of way.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 38 Carruthers St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.69-1-42

Size: 31.00 x 100.00
Class Code: 220 - 2 Family Res
Total Assessment: \$61,100.00
Land Assessment: \$10,100.00
Full Market Value: \$130,000.00

Number of Stories: 2
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1890
Number of Kitchens: 2
Number of Bathrooms: 2
Number of Bedrooms: 4
Heat Type: 3 - Hot wtr/stm
Fuel Type: 2 - Natural Gas
Basement Type: Crawl

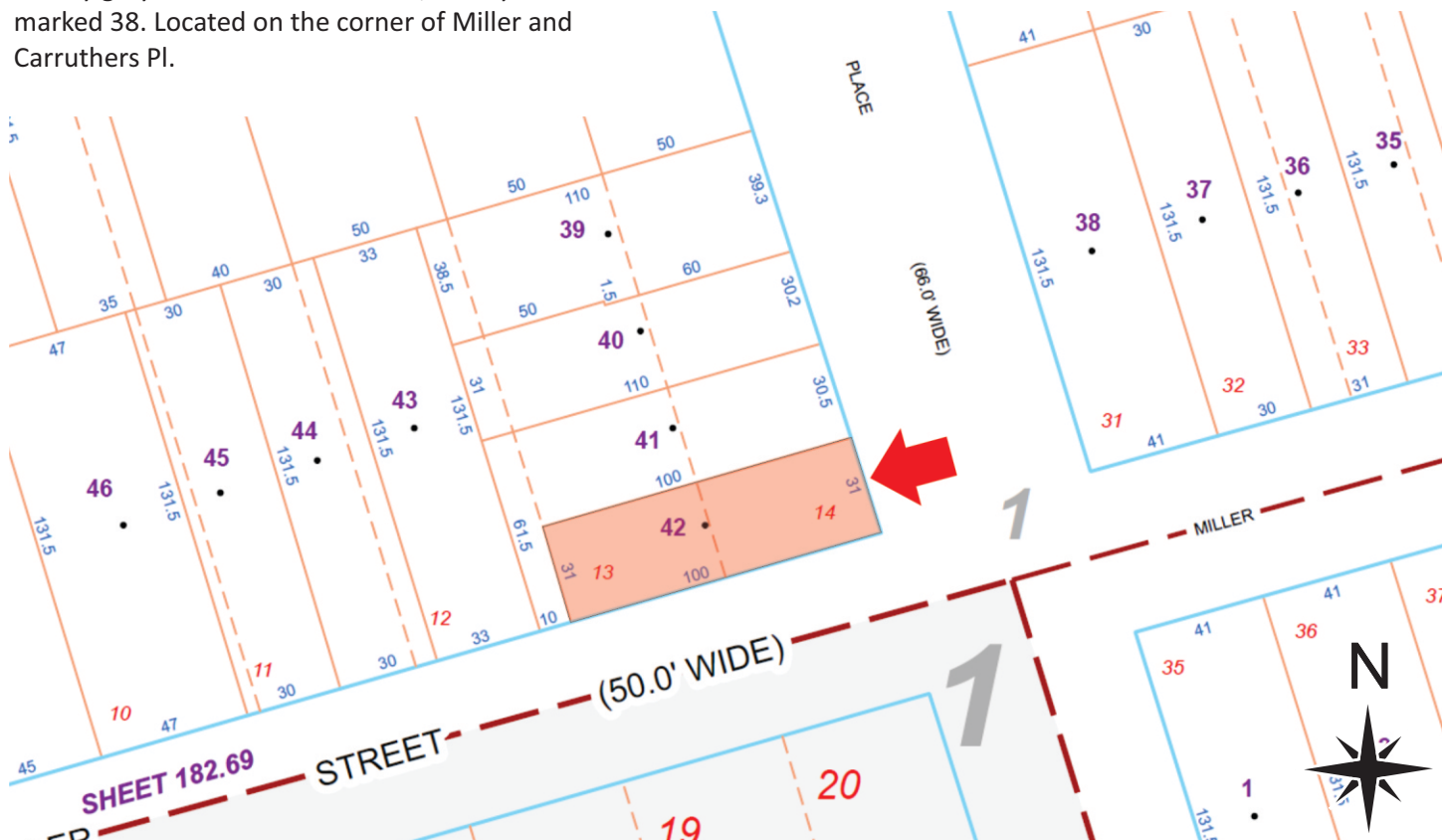
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

2 story grey house with white trim, clearly marked 38. Located on the corner of Miller and Carruthers Pl.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 98 Rumbold Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.73-1-32

Size: 36.12 x 124.00
Class Code: 210 - 1 Family Res
Total Assessment: \$65,000.00
Land Assessment: \$13,700.00
Full Market Value: \$138,300.00

Number of Stories: 1
Exterior Wall Material: 04 - Composition
Year Built: 1923
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 2
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Partial

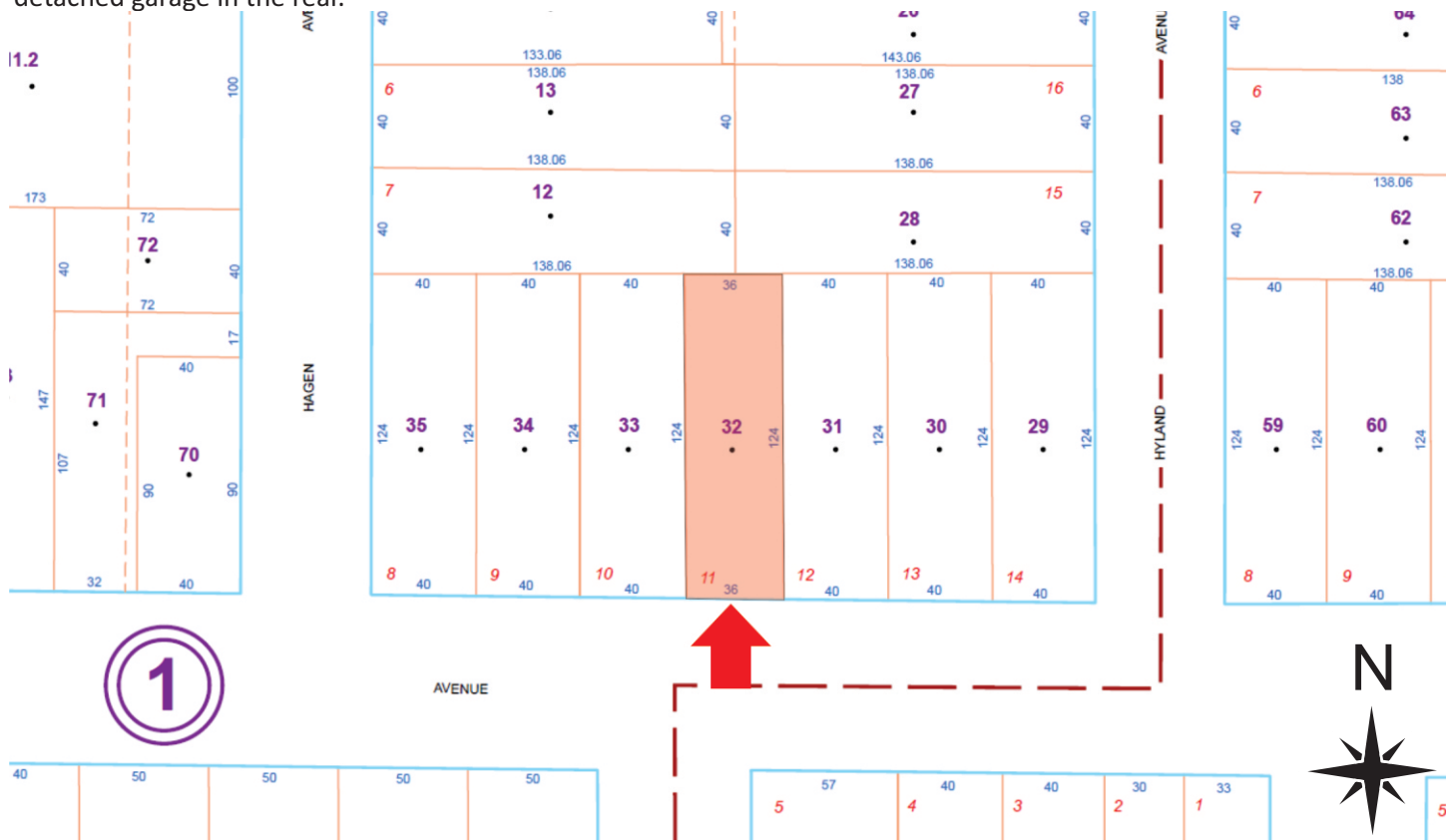
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

1.5 story house, clearly marked 98. Has a detached garage in the rear.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 118 Zimmerman St
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.73-2-19

Size: 36.12 x 124.00
Class Code: 210 - 1 Family Res
Total Assessment: \$65,000.00
Land Assessment: \$13,700.00
Full Market Value: \$138,300.00

Number of Stories: 1
Exterior Wall Material: 04 - Composition
Year Built: 1923
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 2
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Partial

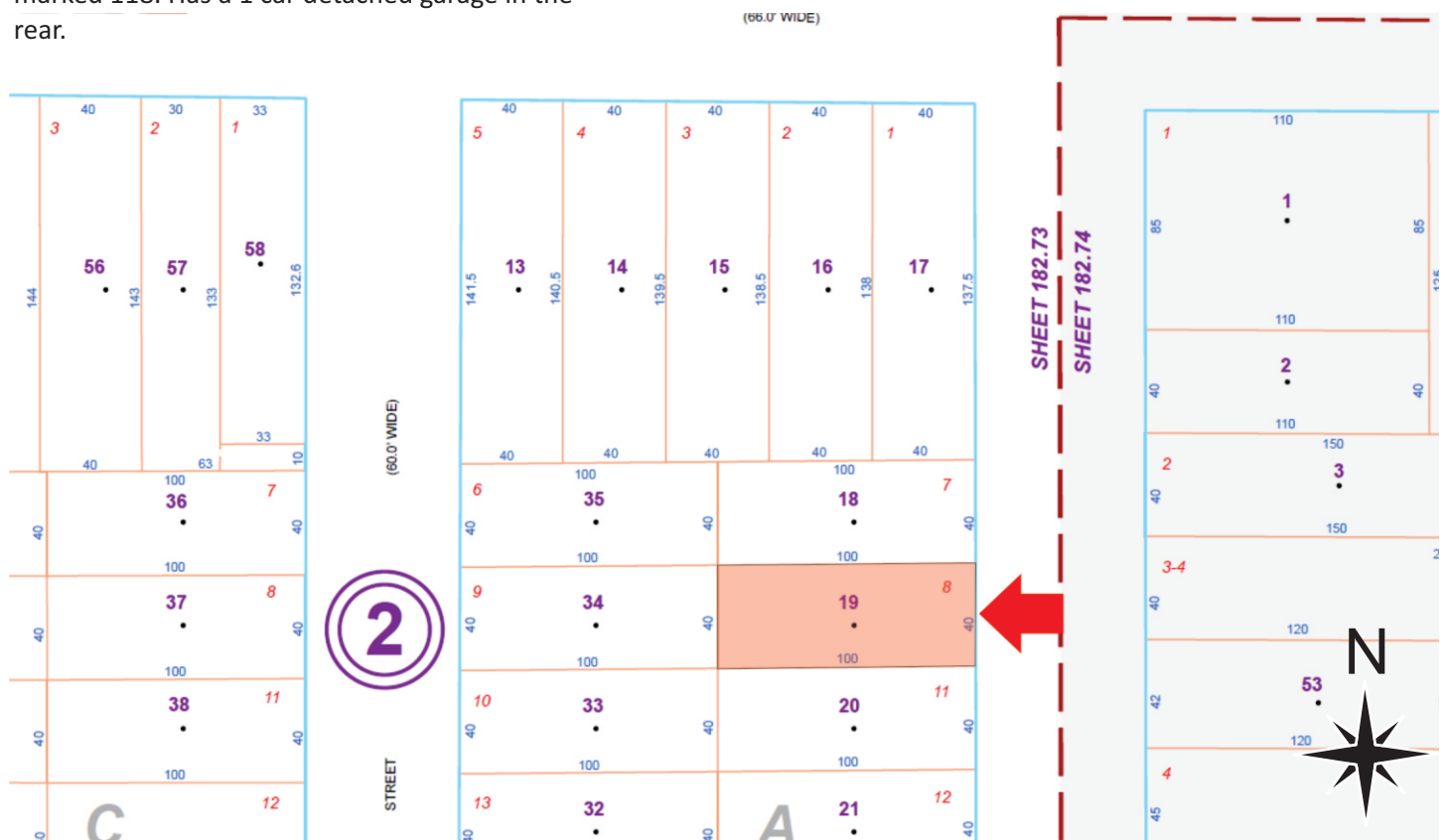
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

2 story grey house with black shutters, clearly marked 118. Has a 1 car detached garage in the rear.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 579 East Thompson St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.73-3-19

Size: 40.00 x 111.50
Class Code: 210 - 1 Family Res
Total Assessment: \$40,000.00
Land Assessment: \$14,500.00
Full Market Value: \$85,100.00

Number of Stories: 1
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1920
Number of Kitchens: 1
Number of Bathrooms: 1.5
Number of Bedrooms: 3
Heat Type: 2 - Hot air
Fuel Type: 4 - Oil
Basement Type: Full

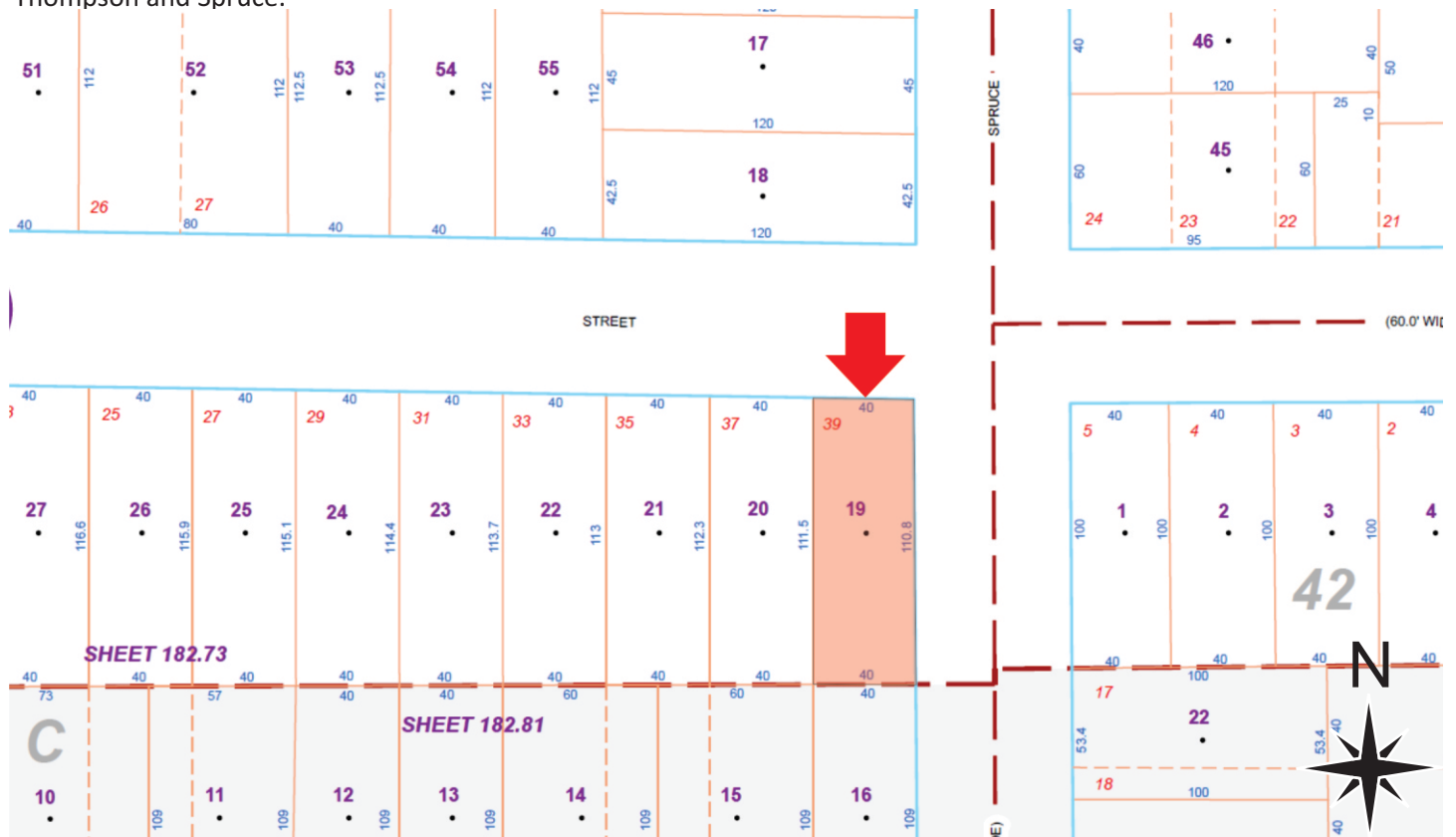
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

1.5 story white house located at the corner of E. Thompson and Spruce.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 105 Jefferson Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.75-2-15

Size: 44.00 x 120.00
Class Code: 311 - Res vac land
Total Assessment: \$1,000.00
Land Assessment: \$1,000.00
Full Market Value: \$2,100.00

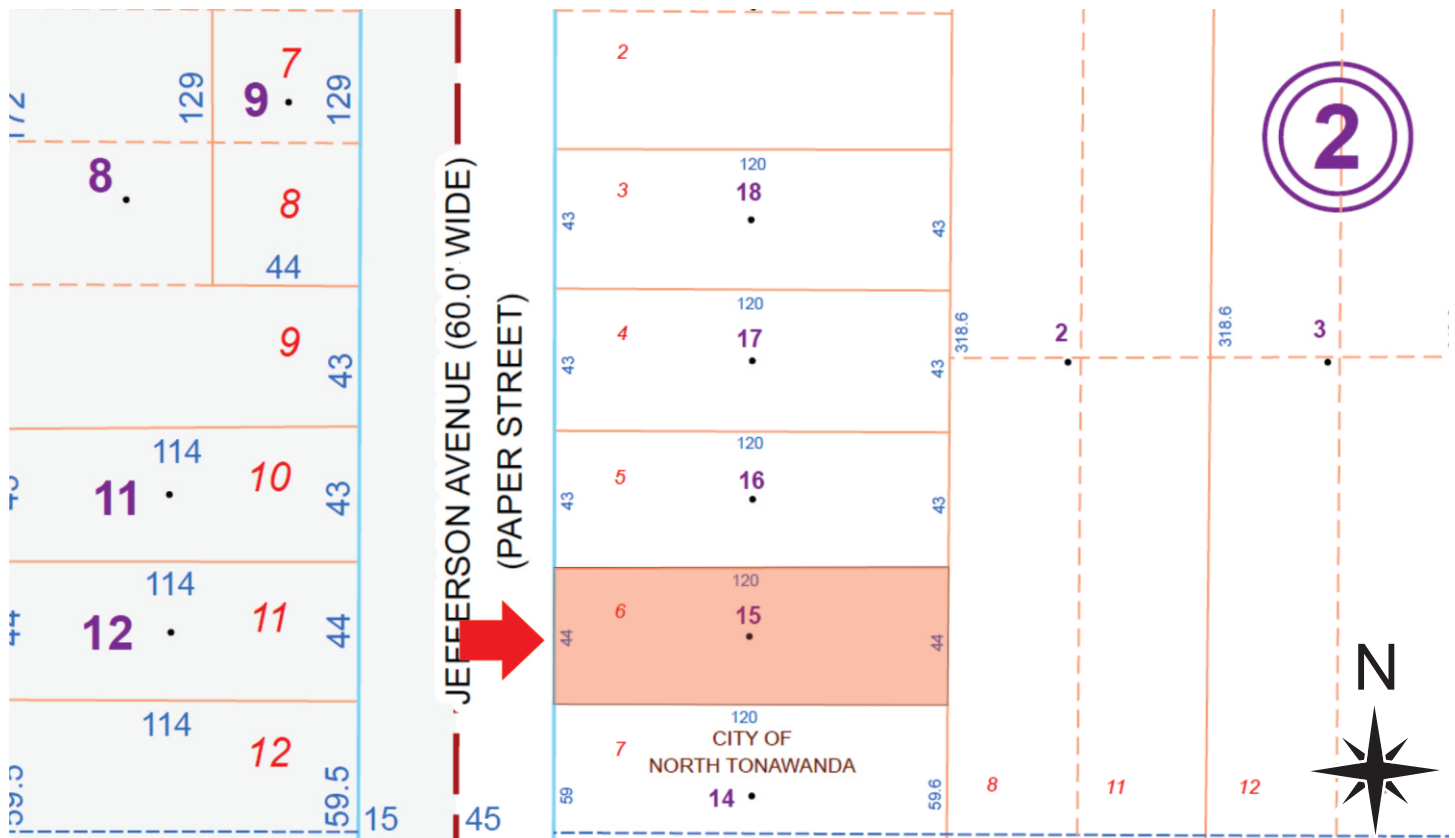
Water Supply: 1 - None
Utilities: 1 - No Public
Sewer Type: 1 - None



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Vacant lot that appears to be landlocked.
Research access and right of way.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 300 Oliver St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.77-1-24

Size: 42.25 x 81.67
Class Code: 482 - Det row bldg
Total Assessment: \$120,000.00
Land Assessment: \$3,900.00
Full Market Value: \$255,300.00

Building 1
Year Built: 1930
Floor Area: 5062
Stories: 2
Story Height: 10

Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

White and blue building located at the corner of Schenk and Oliver. Appears to have been used as a bar and grill with apartments on the second floor.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 270 Payne Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 182.78-4-18

Size: 60.00 x 132.00
Class Code: 230 - 3 Family Res
Total Assessment: \$25,000.00
Land Assessment: \$18,700.00
Full Market Value: \$53,200.00

Number of Stories: 2
Exterior Wall Material: 04 - Composition
Year Built: 1910
Number of Kitchens: 3
Number of Bathrooms: 3
Number of Bedrooms: 7
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Partial

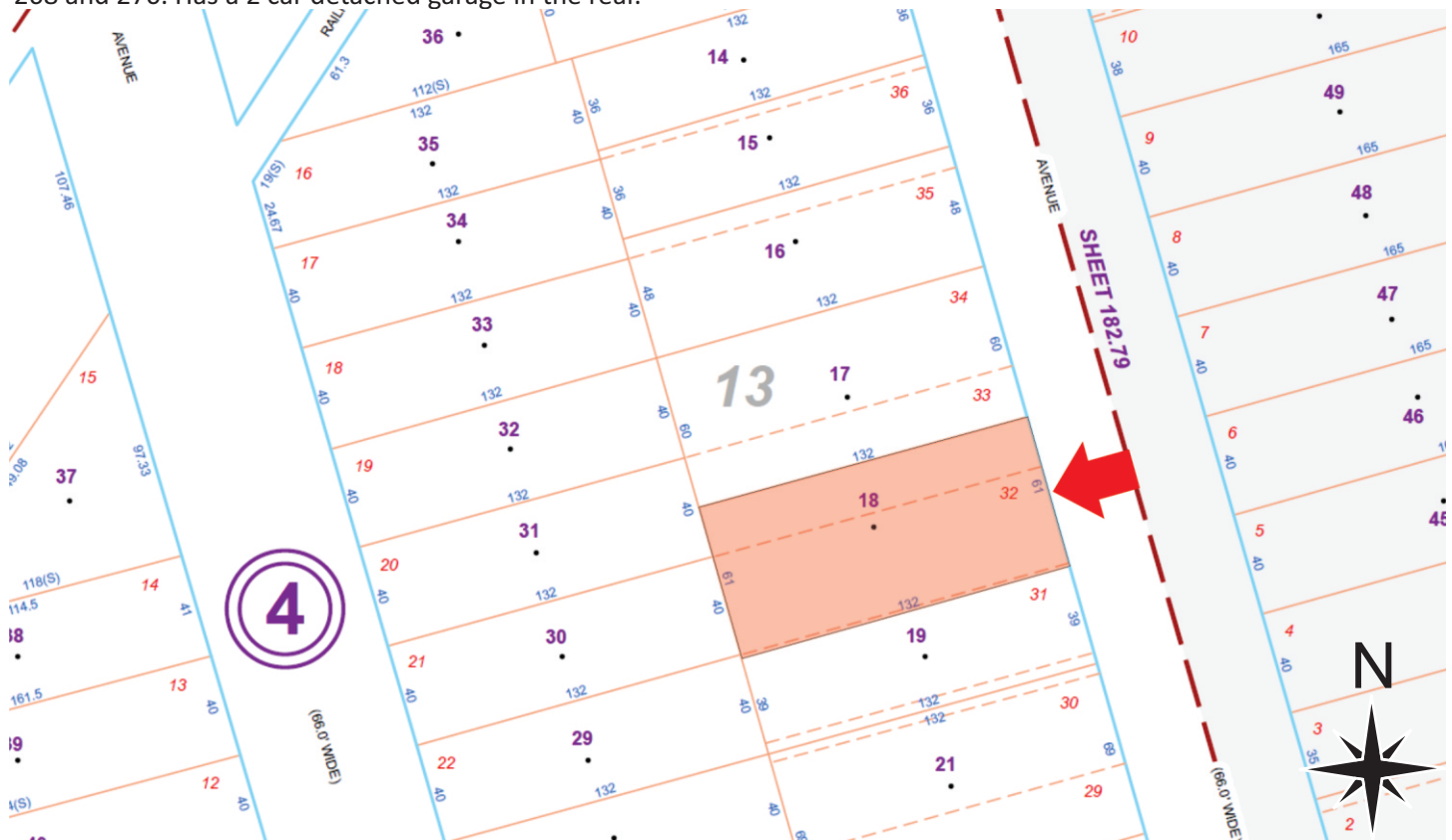
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

Large 2.5 story grey house with white trim, clearly marked 268 and 270. Has a 2 car detached garage in the rear.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 420 Old Falls Blvd, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 183.05-1-6

Size: 86.46 x 303.50
Class Code: 220 - 2 Family Res
Total Assessment: \$50,000.00
Land Assessment: \$27,000.00
Full Market Value: \$106,400.00

Number of Stories: 2
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1846
Number of Kitchens: 2
Number of Bathrooms: 3
Number of Bedrooms: 6
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Partial

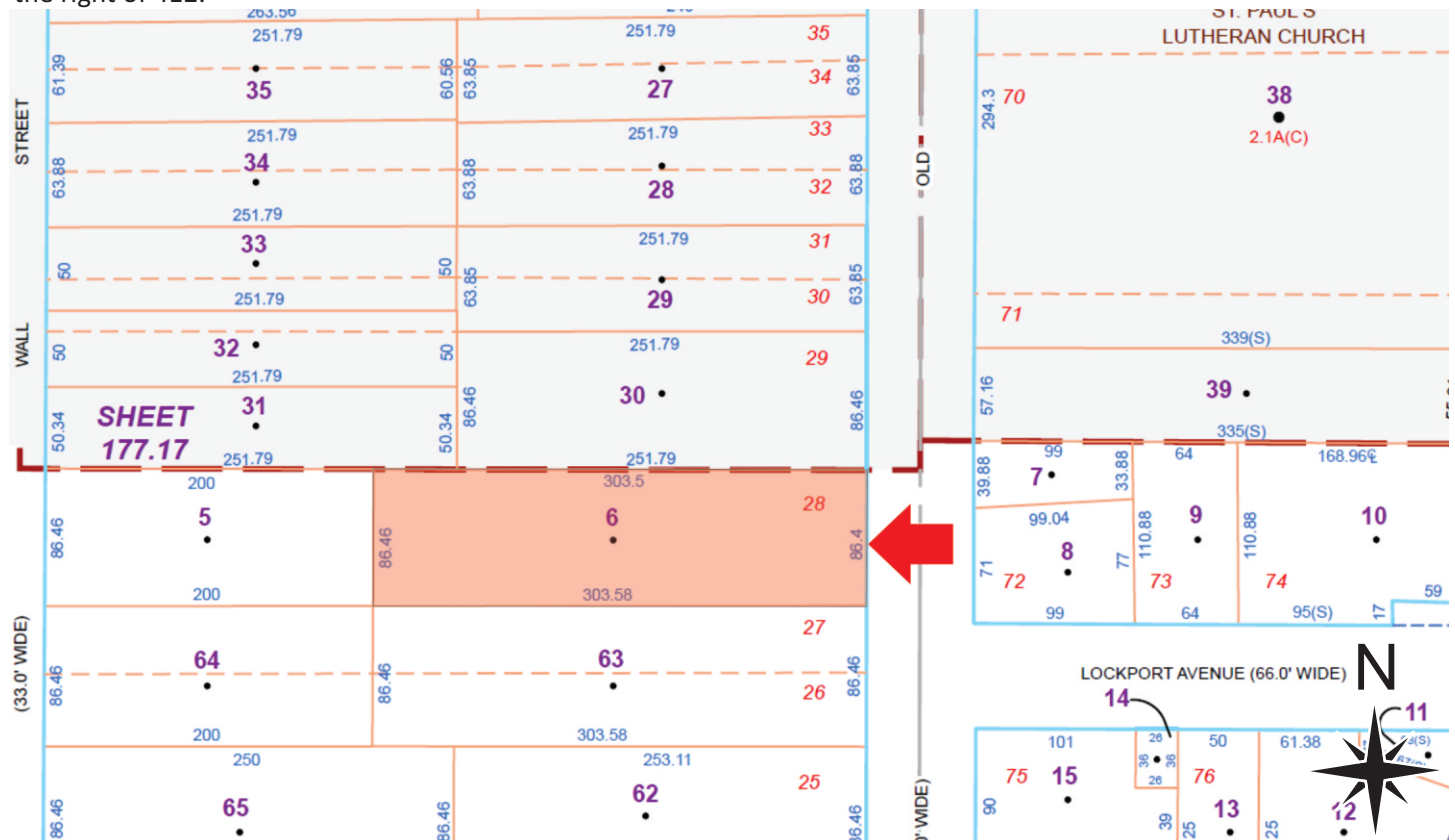
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

2 story grey house with blue shutters located to the right of 412.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 171 Elmwood Ave, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 185.07-2-65

Size: 60.00 x 136.00
Class Code: 311 - Res vac land
Total Assessment: \$1,300.00
Land Assessment: \$1,300.00
Full Market Value: \$2,800.00

Water Supply: 1 - None
Utilities: 1 - No Public
Sewer Type: 1 - None

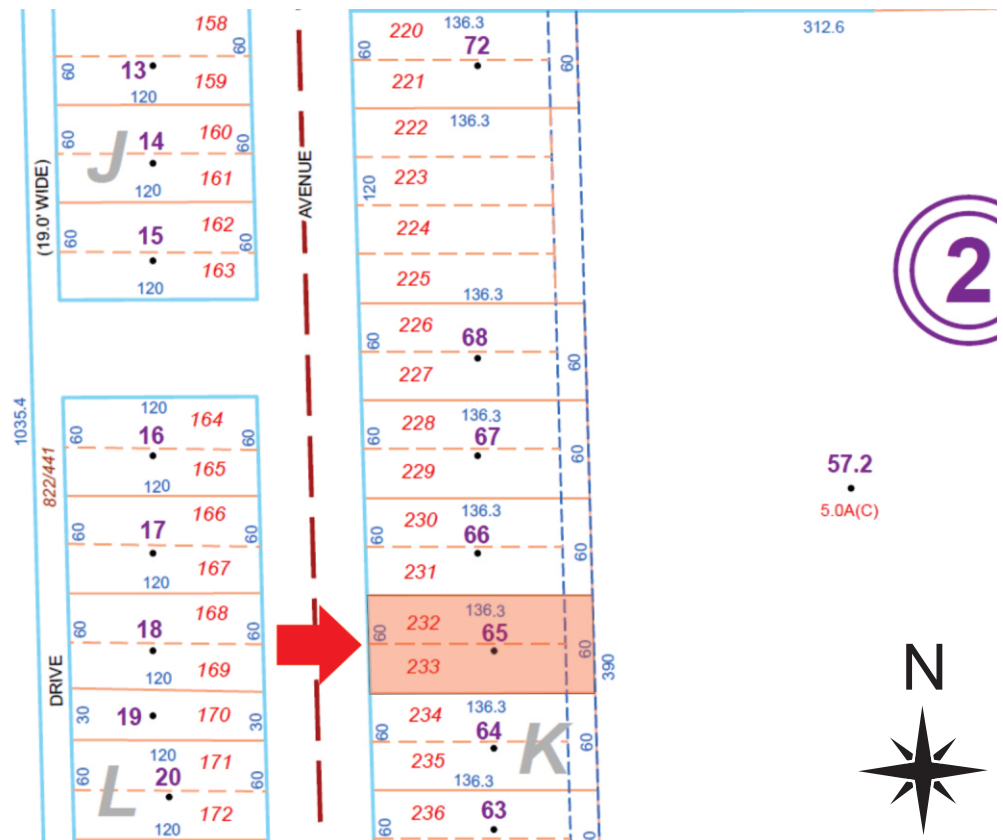


Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Vacant lot located on a paper street. Research access and right of way.

ET 185.07



[illegible]

CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 7 East Oliver St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 185.30-1-4

Size: 32.80 x 111.65
Class Code: 210 - 1 Family Res
Total Assessment: \$32,900.00
Land Assessment: \$10,200.00
Full Market Value: \$70,000.00

Number of Stories: 1
Exterior Wall Material: 03 - Alum/vinyl
Year Built: 1880
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 2
Heat Type: 2 - Hot air
Fuel Type: 2 - Natural Gas
Basement Type: Crawl

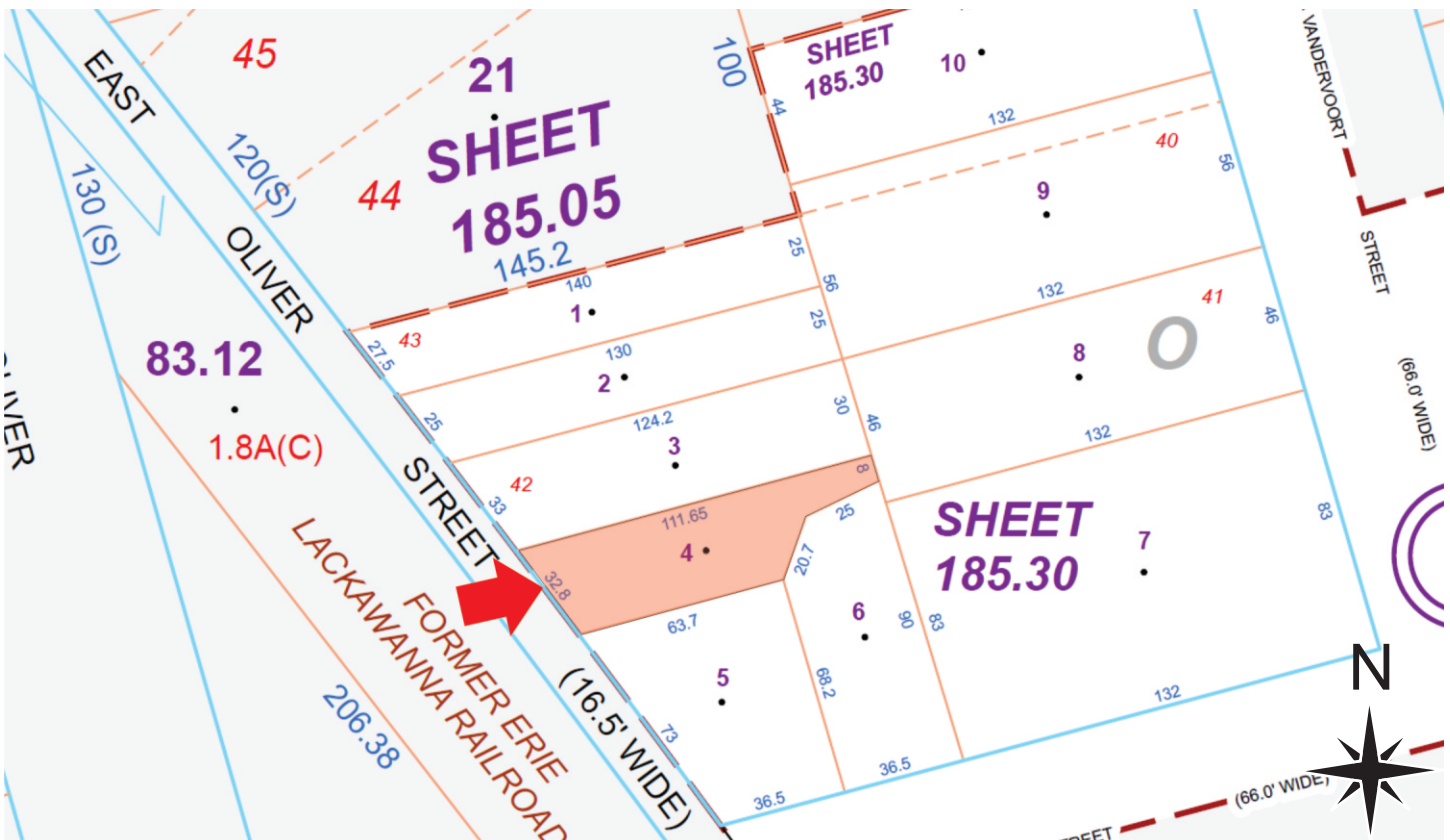
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

1.5 story house clearly marked 7.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Prop Address: 226 Tremont St, North Tonawanda
Municipality: North Tonawanda
Zip Code: 14120
SWIS: 291200
School District: North Tonawanda City School
Tax ID: 185.31-1-38

Size: 42.50 x 264.00
Class Code: 210 - 1 Family Res
Total Assessment: \$83,900.00
Land Assessment: \$17,600.00
Full Market Value: \$178,500.00

Number of Stories: 2.5
Exterior Wall Material: 04 - Composition
Year Built: 1900
Number of Kitchens: 1
Number of Bathrooms: 1
Number of Bedrooms: 3
Heat Type: 2 - Hot air
Fuel Type: 4 - Oil
Basement Type: Partial

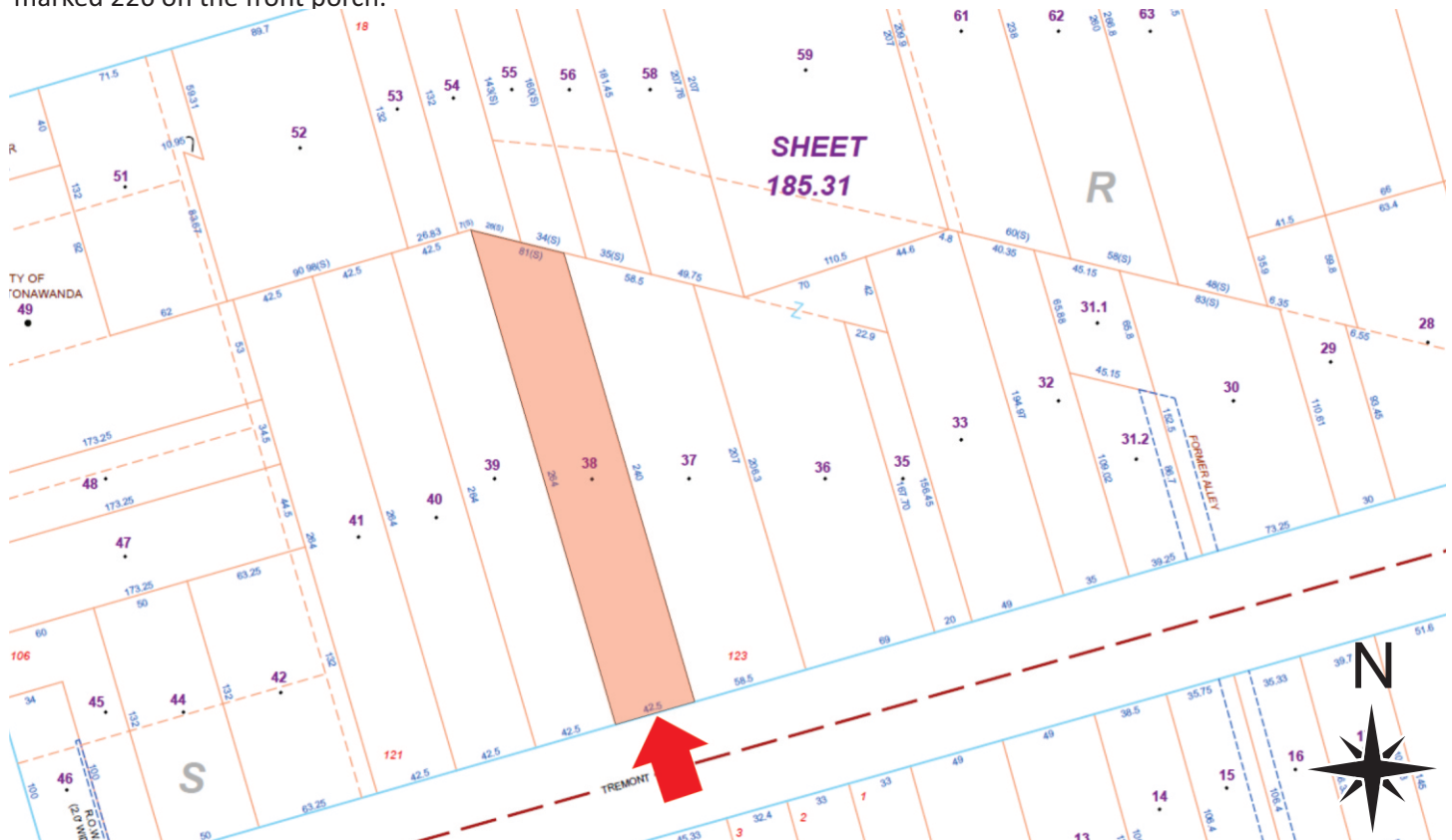
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public

Directions & Description

2.5 story tan house with brown trim, clearly marked 226 on the front porch.



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.



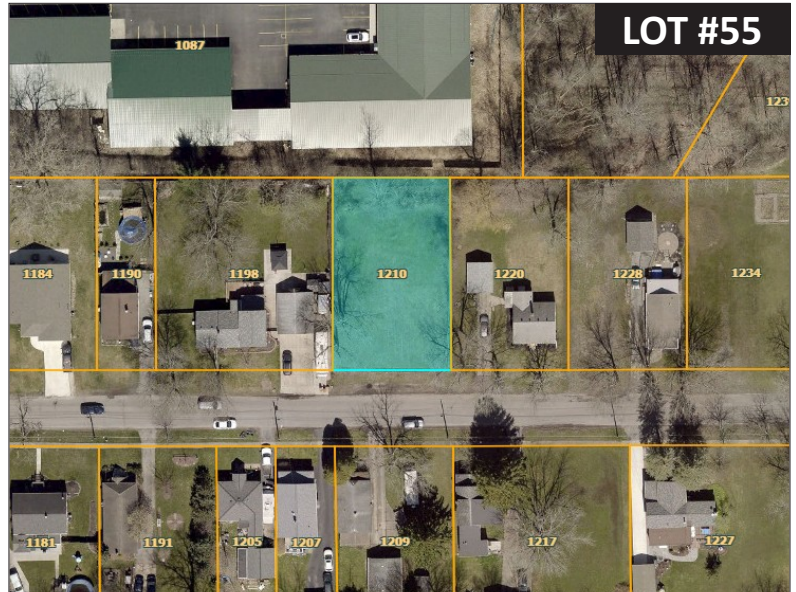
CITY OF NORTH TONAWANDA - ONLINE ONLY - TAX FORECLOSURE AUCTION

Property Information

Property Address: 1210 Sherwood Ave
Municipality: North Tonawanda
Zip Code: 14120
School District: North Tonawanda City School
Tax ID: 182.08-1-67

Size: 80.00 x 130.00
Class Code: 591 - Playground
Land Assessed Value: \$12,000
Total Assessed Value: \$12,000
Full Market Value: \$25,500

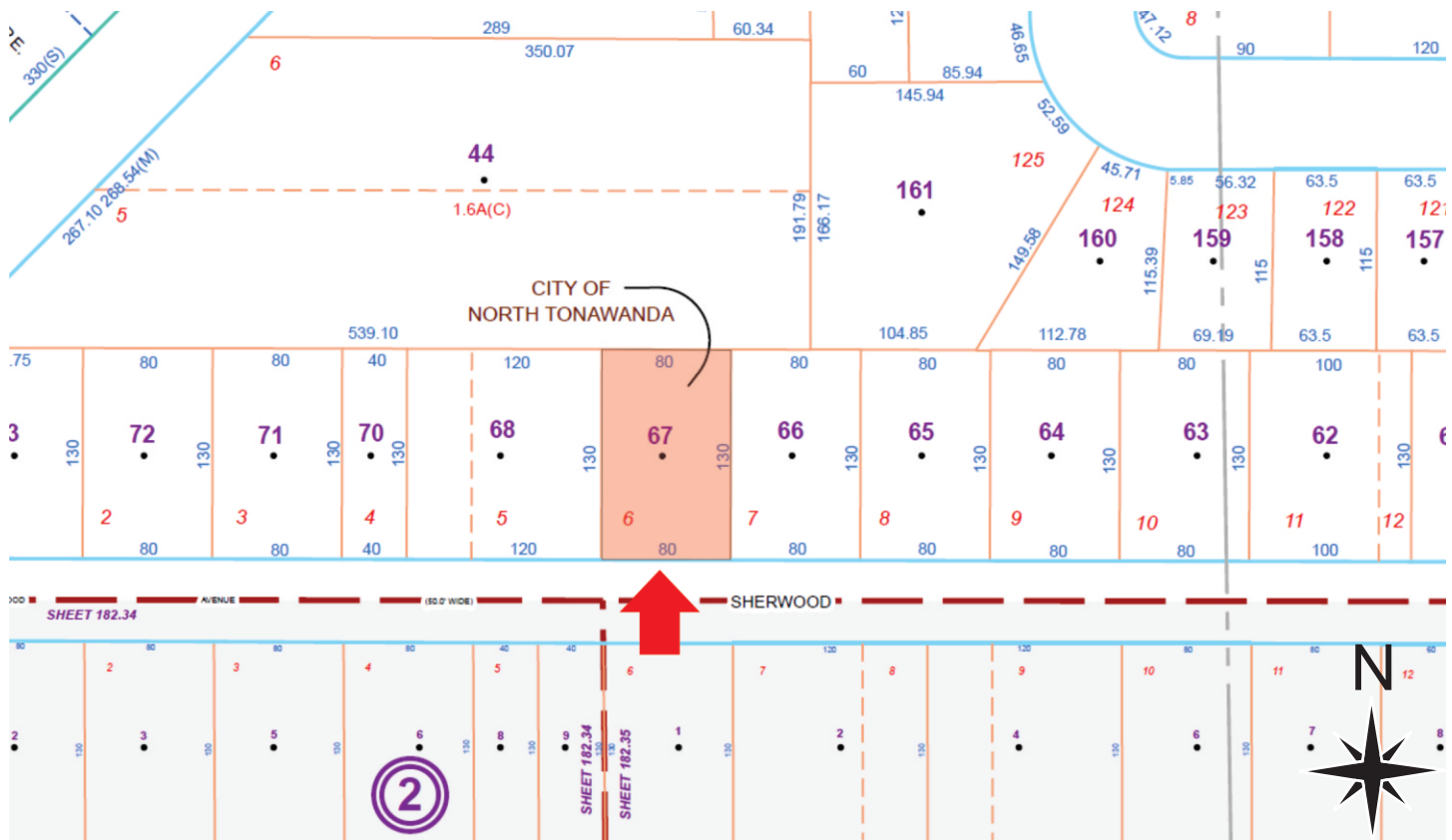
Water Supply: 3 - Comm/public
Utilities: 4 - Gas & elec
Sewer Type: 3 - Comm/public



Information deemed reliable, but NOT guaranteed. Bidders should rely on their own inspections and research of each property they are interested in, including revision of public records. Bidders are not permitted on any properties included in this auction, for any reason whatsoever. Any physical inspection of properties should be done from the roadway or sidewalk.

Directions & Description

Vacant lot located between houses 1198 and 1220.





www.AuctionsInternational.com

1.800.536.1401

BIG or SMALL we sell it ALL!

ONLINE ONLY AUCTIONS AVAILABLE TO THE PUBLIC



MOBILE COMPATIBLE
WEBSITE MAKES BIDDING
EASY & FUN!



Now accepting private consignments

Contact us today!

1.800.536.1401

INFO@AUCTIONSINTERNATIONAL.COM



- ✓ Heavy Duty Trucks
- ✓ Light Duty Trucks
- ✓ Specialty Equipment
- ✓ Heavy Equipment
- ✓ Real Estate
- ✓ Much More...

www.AuctionsInternational.com