Thursday September 19, 2019
at 6:30 PM
Registration begins at 5:30 PM

HELD AT:
Lockport Municipal Building
1 Locks Plaza,
Lockport, NY 14094

CONDUCTED BY
Auctions International, Inc.
Russ Scherrer CAI Auctioneer
(800) 536-1401
www.AuctionsInternational.com
TERMS OF SALE-CITY OF LOCKPORT 2019

The properties hereinabove set forth will be sold under the direction of Sue A. Mawhiney, Lockport City Treasurer, or her agent, upon the following terms and conditions:

1. Thirty percent (30%) of the bid price or $1,000.00 whichever, is greater or the entire amount, if the bid is less than or equal to $1,000.00, will be immediately be paid in cash or check to the City Treasurer within 30 minutes as a deposit on account at the time of sale.

2. A buyer premium of 10% of the bid will also be due in a cash/separate check made payable to “Auctions International”.

3. 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 City of Lockport Treasurer at her office located at 1 Locks Plaza, Lockport, New York, 14094. THE BALANCE OF THE BID PRICE MUST BE PAID ON OR BEFORE FRIDAY, OCTOBER 18, 2019, TIME BEING OF THE ESSENCE ON THESE TRANSACTIONS.

4. The purchaser, regardless of the date of delivery of the deed, will be responsible for the 2019-2020 School Tax Bill and all real estate taxes, refuse, water & sewer bills, special ad valorem levies and special assessments which become liens against the property AFTER THE DATE OF THE AUCTION, including utility charges and service fees.

5. Successful purchasers will not be given any title documents (for example, an abstract of title or search, survey or tax search). The City of Lockport Treasurer shall record the deed on behalf of the purchaser, but the purchaser MUST pay with a separate check, the cost of filing ($161 or $286 depending on classification code) AND New York State transfer tax ( $4.00 per thousand of the purchase price).

6. 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 of Lockport Treasurer or her agent.

7. The City of Lockport Treasurer shall submit all successful bids to the City Council no later than its first meeting following the date of this auction (Wednesday, September 25, 2019) for its acceptance and confirmation. Any and all successful bidder(s) whose bid(s) is/are not accepted and confirmed by the City Council shall be notified of such rejection and the bid deposit returned to such bidder.

8. 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 of Lockport 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 City of Lockport Treasurer and the recorded, date-stamped original deed will be mailed to the purchaser.
9. Any bidder that fails or neglects to pay the balance of the bid price by Friday, October 18, 2019 shall be deemed to have forfeited his/her deposit and the City of Lockport Treasurer shall resell without any further notice to the forfeiting bidder.

10. 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 City of Lockport 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.

11. The City of Lockport Treasurer and the City of Lockport 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 purchaser(s) 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.

12. The properties will be sold “as is.” The City of Lockport 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 not such property is occupied. No refund will be given by the City of Lockport 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 City of Lockport Treasurer.

13. The City Treasurer shall have the right to refuse the transfer of title to any individual, corporation or entity found by the City to be delinquent in tax payments on any real property located in the City of Lockport, to have lost property in a City of Lockport In Rem proceeding since January 1, 1990, or to have outstanding housing violations at the time of execution of the Memorandum of Sale. The City Treasurer shall also have the right to refuse the transfer of title to any individual, corporation or entity that has defaulted on an Installment Agreement with the City of Lockport. Upon such findings of delinquency, the monies deposited shall be forfeited and the property re-bid in accordance with the Terms of Sale.

14. The successful bidder will allow access to the property for inspection by the City’s Building Inspection Department by appointment ONLY and if necessary, bring the property into conformity with all Building Code requirements within such time period as directed by the Building Inspection Department, but in no event later than nine (9) months from the date of this auction. The successful bidder will obtain all necessary building permits prior to commencing work. The successful bidder agrees that the property shall not be occupied until the Building Inspection Department issues a Certificate of Occupancy.
15. “Premises will be taken subject to the rights, if any, of the tenants and persons in possession” It is the purchaser’s responsibility to remove said person or party and the City of Lockport has no responsibility in connection therewith. However, until the deed is filed – you may not enter the property or remove anyone.

16. 185-5 “All water services, pipes, curb stops and curb stop boxes are considered the property of the property owner”. Therefore, each of the properties may or may not need to hire a licensed plumber with the City of Lockport to turn water on or off at the curb box. If the property does not have a meter on the premises the meter may have been removed by the Water Department and a $100.00 reinstallation fee is required before installing meter along with the water being turned on at the curb box. If the Water Department did not remove the meter and it is missing, a fee will be assessed based on the size of meter. If the meter is found on the basement floor a service charge of $ 60.00 will be required before installation.

16(a). Owner must contact the Water Department at (716) 439-6679 for a reading within 48 hours of receiving occupancy.

17. 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 is assumed by the purchaser.

18. The terms and conditions contained herein expressly survive the delivery of title of the properties listed above to their respective purchasers.

19. When registering as a Business, LLC, Partnership or Corporation, you must provide the appropriate paper work showing the Business, LLC, Partnership or Corporation is in good standing with New York State AND that the individual signing on behalf of the Business, LLC, Partnership or Corporation is authorized to do so. You also must provide the EIN# for the deed related documents.

20. All purchase agreements and deeds will be made out the same way in which the purchaser registered for the auction and signed by that person. Purchasers will not be allowed to change their information after they have registered auction day.


Please take further notice that a list of properties will be available on the Auctioneers website, auctionsinternational.com and at lockportny.gov for your convenience.
REGISTRATION STARTS AT 5:30 PM PLEASE ARRIVE EARLY TO REGISTER. THE AUCTION STARTS AT 6:30 PM SHARP! IF YOU COME LATE, YOU WILL BE STANDING IN LINE WAITING TO REGISTER WHILE THE AUCTION IS IN PROGRESS.

I ______________________________________________________________ (PRINT NAME)
agree to abide by all the terms and conditions of sale as set forth in the “Terms if Sale” and hereby acknowledge that I have read and understand the “Terms of Sale”. There are no other agreements between the City of Lockport, and myself, except that which is set forth in said “Terms of Sale”.

__________________________________________________________September 19, 2019
(Purchaser’s Signature)

Property Address: ________________________________________________

S.B.L #________________________________________________________________

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):__________________________________________________
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 interests. 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 inconsistent 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 can not 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 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 to negotiate the purchase and sale of real estate. 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 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 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 may 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 Richard Klisiewicz III (print name of licensee) of Auctions International (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- [ ] Seller as a [ ] Buyer as a
  - [ ] Seller’s agent
  - [ ] Brokers’ 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) ________________________________ Print name(s) ________________________________ acknowledge receipt of a copy of this disclosure form: signature of { } Buyer(s) and/or { } Seller(s):

<table>
<thead>
<tr>
<th>Signature 1</th>
<th>Signature 2</th>
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<tbody>
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</table>

Date: ________________________________ Today’s Date

Date: ________________________________ Today’s Date

DOS-1736-a (Rev. 11/10)
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.

<table>
<thead>
<tr>
<th>Seller</th>
<th>Date</th>
<th>Seller</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purchaser</td>
<td>Date</td>
<td>Purchaser</td>
<td>Date</td>
</tr>
<tr>
<td>Agent</td>
<td>Date</td>
<td>Agent</td>
<td>Date</td>
</tr>
</tbody>
</table>
About the City of Lockport, NY

Geography
According to the United States Census Bureau, the city has a total area of 8.6 square miles of which 8.5 square miles is land and 0.1 square miles is water. The Erie Canal passes through the center of the city, turning south toward Tonawanda Creek. It climbs the Niagara Escarpment through a series of two modern locks. Originally, a double set of five combined smaller locks were used.

Lockport is at the junction of several major truck roads, including NY Route 78 (Transit Road), NY Route 31, NY Route 77 and NY Route 93. It is 17 miles north of Interstate 90 via NY Route 78 (Transit Rd.).

Lockport lies in the 716 Area Code.

Climate
Lockport experiences cold, snowy winters and hot, humid summers. Precipitation is moderate and consistent in all seasons, falling equally or more as snow during the winter. The city has snowier than average winters compared to most cities in the USA, however less than many other cities in Upstate New York including nearby Buffalo and Rochester.

Demographics
At the 2010 census, there were 21,165 people, 9,153 households and 5,172 families residing in the city. There were 10,092 housing units. The racial makeup of the city was 87.5% White, 7.2% Black or African American, 0.5% Native American, 0.5% Asian, 0.02% Pacific Islander, 0.8% from other races, and 3.5% from two or more races. Hispanic or Latino of any race were 3.2% of the population. 25.8% of the population were under the age of 18, 8.4% from 18 to 24, 30.6% from 25 to 44, 20.9% from 45 to 64, and 14.3% who were 65 years of age or older. The median age was 36 years. For every 100 females there were 91.7 males. For every 100 females age 18 and over, there were 87.4 males.
**Tourist Attractions**

- The Lockport Locks and Erie Canal Cruises boat rides are offered on the Erie Canal, with one proceeding upward through the modern locks for a short cruise, and returning to pass downstream under two lift bridges and then returning to the docks.

- The Lockport Erie Canal Museum is located in an old lock control structure between the modern Locks 34 & 35 and the remaining original "Flight of Five" Locks and contains historic photographs, maps, engineering drawings and antique machinery.

- The Canal Discovery Center is housed in an old church about 100 yards to the west of the locks.

- Lockport has the widest bridge (399' wide x 129' length) in North America which spans the canal to the southwest of the locks.

- The Lockport Cave and Underground Boat Ride tour can be taken near the locks.

- 100 American Craftsmen is an annual show of arts and crafts held at the Kenan Arena. The arena is located on the historic Kenan Center campus.

- Lockport park plays host to the Taste of Lockport every August and to a Cruise Night every Monday during the summer.

- Lockport has recently added a new ice rink.

- Western New York’s Newest Zipline Attraction located in downtown Lockport. Ride the Niagara Zipper over and across the Erie Canal.
# Property Inspection Schedule

**Each property will have approx. 25 minutes of viewing time. If you are interested in a property, please be there on time!**

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Tuesday, Sept. 17th</th>
<th>Wed., Sept. 18th</th>
</tr>
</thead>
<tbody>
<tr>
<td>243 SO NIAGARA ST</td>
<td>9:00AM</td>
<td></td>
</tr>
<tr>
<td>9 MONROE ST</td>
<td>10:00AM</td>
<td></td>
</tr>
<tr>
<td>48 PRENTICE ST</td>
<td>10:30AM</td>
<td></td>
</tr>
<tr>
<td>129 LOCK ST</td>
<td>11:00AM</td>
<td></td>
</tr>
<tr>
<td>347 HAWLEY ST</td>
<td>11:30AM</td>
<td></td>
</tr>
<tr>
<td>5 MC CUE AVE</td>
<td>12:00PM</td>
<td></td>
</tr>
<tr>
<td>609 MARKET ST</td>
<td>12:30PM</td>
<td></td>
</tr>
<tr>
<td>28 WORKS PL</td>
<td>1:00PM</td>
<td></td>
</tr>
<tr>
<td>36 GAFFNEY RD</td>
<td></td>
<td>9:00AM</td>
</tr>
<tr>
<td>126 HARVEY AVE</td>
<td></td>
<td>9:30AM</td>
</tr>
<tr>
<td>26 AMELIA ST</td>
<td></td>
<td>10:00AM</td>
</tr>
<tr>
<td>350 CHAPEL ST</td>
<td></td>
<td>10:30AM</td>
</tr>
<tr>
<td>147 VAN BUREN ST</td>
<td></td>
<td>11:00AM</td>
</tr>
<tr>
<td>32 VAN BUREN ST</td>
<td></td>
<td>11:30AM</td>
</tr>
<tr>
<td>38 EVANS ST</td>
<td></td>
<td>12:00PM</td>
</tr>
<tr>
<td>8 BLACKLEY CT</td>
<td></td>
<td>12:30PM</td>
</tr>
<tr>
<td>6 ASHLEY PL</td>
<td></td>
<td>1:00PM</td>
</tr>
</tbody>
</table>
Property Information

Property Address: 87 CENTER ST
Municipality: CITY of LOCKPORT
Tax ID: 95.18-1-36
School District: LOCKPORT
Sewer: NONE

Acreage: 1.86
Land SqFt: 81022
Property Type: 311 - VACANT RES
Lot Size: 196 x 411
Longitude: 1119668 / -78.6906665
Latitude: 1160538 / 43.1850464
Total Assessment: $13,200.00
Land Assessment: $13,200.00
Full Market Value: $15,200.00

Directions & Description

1.86 acre vacant overgrown lot. Located across from house number 80.

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information
Property Address: 422 CLINTON ST
Municipality: CITY of LOCKPORT
Tax ID: 109.07-1-3
School District: LOCKPORT
Sewer: NONE
Acreage: 0.75
Land SqFt: 32670
Property Type: 311 - VACANT RES
Lot Size: 198 x 165
Longitude: 1122478 / -78.680126
Latitude: 1159518 / 43.1822572
Total Assessment: $9,400.00
Land Assessment: $9,400.00
Full Market Value: $10,800.00

Directions & Description
Vacant lot located across the street from the park and to the right house number 428.

N 43.10.952
W 078.40.825

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information
Property Address: 609 MARKET ST
Municipality: CITY of LOCKPORT
Tax ID: 109.07-2-25
School District: LOCKPORT
Bldg Sq Feet: 1594
Built: 1880
Heat: HOT AIR
Bedrooms: 3.0
Exterior: ALUM/VINYL
Bathrooms (Full - Half): 2.0
Basement: FULL
Sewer: NONE

Acreage: 0.67
Land SqFt: 29185
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 107 x 179
Longitude: 1123708 / -78.6755146
Latitude: 1159588 / 43.1824531
Total Assessment: $71,400.00
Land Assessment: $12,700.00
Full Market Value: $82,100.00

Directions & Description
2 story white house with black trim and a 2 car detached garage in the rear. Property is located directly across the street from the canal. House is clearly marked 609.

**Subject to a Federal Tax Lien**

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. **Inspections are to be Drive-By Only! No Trespassing!**
Property Information
Property Address: 28 WORKS PL
Municipality: CITY of LOCKPORT
Tax ID: 109.14-2-78
School District: LOCKPORT
Sewer: NONE
Acreage: 0.08
Land SqFt: 3485
Property Type: 312 - VACANT RES/SMALL IMP
Lot Size: 40 x 83
Longitude: 1121258 / -78.6846795
Latitude: 1154968 / 43.1697692
Total Assessment: $12,900.00
Land Assessment: $3,200.00
Full Market Value: $14,800.00

Directions & Description
2 story tan sided building with a 1 car garage door. Property appears to have a paved driveway.

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. **Inspections are to be Drive-By Only! No Trespassing!**
CITY OF LOCKPORT - REAL ESTATE AUCTION - SEPTEMBER 19, 2019

Property Information
Property Address: 26 AMELIA ST
Municipality: CITY of LOCKPORT
Tax ID: 109.17-3-76
School District: LOCKPORT
Bldg Sq Feet: 1609
Built: 1900
Heat: HOT AIR
Bedrooms: 3.0
Exterior: COMPOSITE
Bathrooms (Full - Half): 2.0
Basement: FULL
Sewer: NONE
Acreage: 0.30
Land SqFt: 13068
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 99 x 132
Longitude: 1117278 / -78.6995872
Latitude: 1152738 / 43.1636365
Total Assessment: $63,000.00
Land Assessment: $7,300.00
Full Market Value: $72,400.00

Directions & Description
2 story white house that sits up on a hill off the road. House is in need of repair. House is located to the right of house number 18.

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. **Inspections are to be Drive-By Only! No Trespassing!**
Property Information
Property Address: 9 MONROE ST
Municipality: CITY of LOCKPORT
Tax ID: 109.30-1-23
School District: LOCKPORT
Bldg Sq Feet: 1317
Built: 1890
Heat: HOT AIR
Bedrooms: 3.0
Exterior: COMPOSITE
Bathrooms (Full - Half): 1.0
Basement: FULL
Sewer: NONE
Number Stories: 2.0

Acreage: 0.08
Land SqFt: 3485
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 33 x 99
Longitude: 1118158 / -78.6963154
Latitude: 1157998 / 43.1780719
Total Assessment: $48,400.00
Land Assessment: $2,800.00
Full Market Value: $55,600.00

Directions & Description
2 story gray house with green trim. Clearly marked number 9.

N 43.10.672
W 078.41.777

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. **Inspections are to be Drive-By Only! No Trespassing!**
Property Information

Property Address: 147 VAN BUREN ST
Municipality: CITY of LOCKPORT
Tax ID: 109.32-2-12
School District: LOCKPORT
Bldg Sq Feet: 1280
Built: 1850
Heat: HOT AIR
Bedrooms: 2.0
Bathrooms (Full - Half): 1.0
Basement: FULL
Sewer: NONE
Number Stories: 2.0
Acreage: 0.17
Land SqFt: 7405
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 44 x 165
Longitude: 1121888 / -78.6823347
Latitude: 1158768 / 43.1801975
Total Assessment: $12,000.00
Land Assessment: $3,300.00
Full Market Value: $13,800.00

Directions & Description

2 story stone sided house. House is clearly marked 147 on the front door. Has a 2 car detached garage in the rear.

N 43.10.799
W 078.40.924

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. **Inspections are to be Drive-By Only! No Trespassing!**
Property Information
Property Address: 32 VAN BUREN ST
Municipality: CITY of LOCKPORT
Tax ID: 109.40-1-20
School District: LOCKPORT
Bldg Sq Feet: 1168
Built: 1900
Heat: HOT AIR
Bedrooms: 3.0
Exterior: ALUM/VINYL
Bathrooms (Full - Half): 1.0
Basement: FULL
Sewer: NONE
Number Stories: 2.0

Acreage: 0.10
Land SqFt: 4356
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 50 x 84
Longitude: 1121157 / -78.6850674
Latitude: 1157840 / 43.1776434
Total Assessment: $37,800.00
Land Assessment: $2,700.00
Full Market Value: $43,400.00

Directions & Description
1 1/2 story yellow house with green shutters. House is clearly marked 32.

N 43.10.668
W 078.41.117

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information

Property Address: 129 LOCK ST
Municipality: CITY of LOCKPORT
Tax ID: 109.46-2-23
School District: LOCKPORT
Bldg Sq Feet: 2496
Built: 1890
Heat: HOT AIR
Bedrooms: 4.0
Exterior: ALUM/VINYL
Bathrooms (Full - Half): 2.0
Basement: PARTIAL
Sewer: NONE
Number Stories: 2.0

Acreage: 0.13
Land SqFt: 5663
Property Type: 220 - TWO FAMILY RES
Lot Size: 52 x 107
Longitude: 1119098 / -78.6927852
Latitude: 1156758 / 43.1746731
Total Assessment: $65,400.00
Land Assessment: $3,100.00
Full Market Value: $75,200.00

Directions & Description

Large 2 story blue house with a covered front porch. House is clearly marked 129. House has 3 electric meters.

N 43.10.480
W 078.41.589

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information
Property Address: 8 BLACKLEY CT
Municipality: CITY of LOCKPORT
Tax ID: 109.64-2-41
School District: LOCKPORT
Bldg Sq Feet: 1294
Built: 1900
Heat: HOT AIR
Bedrooms: 3.0
Exterior: ALUM/VINYL
Bathrooms (Full - Half): 1.0
Basement: PARTIAL
Sewer: NONE
Number Stories: 1.7
Acreage: 0.05
Land SqFt: 2178
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 38 x 54
Longitude: 1121538 / -78.6836263
Latitude: 1154158 / 43.1675477
Total Assessment: $28,900.00
Land Assessment: $2,400.00
Full Market Value: $33,200.00

Directions & Description
1 1/2 story blue house with white trim. Clearly marked number 8.

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information
Property Address: 6 ASHLEY PL  
Municipality: CITY of LOCKPORT  
Tax ID: 109.71-2-36  
School District: LOCKPORT  
Bldg Sq Feet: 1260 
Built: 1900  
Heat: HOT AIR  
Bedrooms: 3.0  
Exterior: ALUM/VINYL  
Bathrooms (Full - Half): 2.0  
Basement: FULL  
Sewer: NONE  
Number Stories: 2.0  
Acreage: 0.05  
Land SqFt: 2178  
Property Type: 210 - SINGLE FAMILY RES  
Lot Size: 33 x 70  
Longitude: 1120368 / -78.6880108  
Latitude: 1153908 / 43.1668579  
Total Assessment: $6,900.00  
Land Assessment: $2,400.00  
Full Market Value: $7,900.00

Directions & Description
2 story tan house with red trim. House appears to have possible fire damage and is in need of a roof.

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information
Property Address: 126 HARVEY AVE
Municipality: CITY of LOCKPORT
Tax ID: 109.78-2-30
School District: LOCKPORT
Bldg Sq Feet: 1186
Built: 1860
Heat: HOT AIR
Bedrooms: 3.0
Exterior: ALUM/VINYL
Bathrooms (Full - Half): 1.0
Basement: PARTIAL
Sewer: NONE
Number Stories: 2.0
Acreage: 0.09
Land SqFt: 3920
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 38 x 105
Longitude: 1118748 / -78.6940769
Latitude: 1152648 / 43.163395
Total Assessment: $49,000.00
Land Assessment: $3,400.00
Full Market Value: $56,300.00

Directions & Description
2 story blue house with white trim. Has overgrown brush in the front yard. Located directly across from house number 125.

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information
Property Address: 66 WELD ST
Municipality: CITY of LOCKPORT
Tax ID: 123.29-1-27
School District: LOCKPORT
Sewer: NONE

Acreage: 0.12
Land SqFt: 5227
Property Type: 311 - VACANT RES
Lot Size: 40 x 133
Longitude: 1117387 / -78.6991639
Latitude: 1150629 / 43.1578476
Total Assessment: $6,300.00
Land Assessment: $6,300.00
Full Market Value: $7,200.00

Directions & Description
Small vacant lot located on the undeveloped part of Weld St. Research access.

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information
Property Address: 347 HAWLEY ST
Municipality: CITY of LOCKPORT
Tax ID: 109.09-3-14
School District: LOCKPORT
Bldg Sq Feet: 1911
Built: 1878
Heat: HOT AIR
Bedrooms: 4.0
Exterior: ALUM/VINYL
Bathrooms (Full - Half): 2.0
Basement: PARTIAL
Sewer: NONE
Number Stories: 2.0
Acreage: 0.12
Land SqFt: 5227
Property Type: 210 - SINGLE FAMILY RES
Lot Size: 64 x 80
Longitude: 1117258 / -78.6996828
Latitude: 1156708 / 43.1745291
Total Assessment: $69,800.00
Land Assessment: $4,400.00
Full Market Value: $80,200.00

Directions & Description
1 1/2 story gray house with white trim. House is clearly marked 347. Located on the corner of Hawley and Grand St. **Subject to a Federal Tax Lien**

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information
Property Address: 410 WALNUT ST
Municipality: CITY of LOCKPORT
Tax ID: 109.14-2-37.1
School District: LOCKPORT
Sewer: NONE

Acreage: 0.02
Land SqFt: 871
Property Type: 311 - VACANT RES
Lot Size: 14 X 66
Longitude: 1122323 / -78.680708
Latitude: 1155423 / 43.1710348
Total Assessment: $300.00
Land Assessment: $300.00
Full Market Value: $300.00

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. **Inspections are to be Drive-By Only! No Trespassing!**

Directions & Description
Small triangular vacant landlocked lot. Research access and right of ways.
Property Information
Property Address: 759 E HIGH ST
Municipality: CITY of LOCKPORT
Tax ID: 109.20-2-6.1
School District: LOCKPORT
Sewer: NONE

Acreage: 0.09
Land SqFt: 3920
Property Type: 311 - VACANT RES
Lot Size: 100 X 38
Longitude: 1125568 / -78.6685142
Latitude: 1152608 / 43.1633072
Total Assessment: $700.00
Land Assessment: $700.00
Full Market Value: $800.00

Directions & Description
Small landlocked lot located behind house number 757.
Research access and right of ways.

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. **Inspections are to be Drive-By Only! No Trespassing!**
Property Information
Property Address: 18 MONROE ST
Municipality: CITY of LOCKPORT
Tax ID: 109.38-1-93
School District: LOCKPORT
Sewer: NONE

Acreage: 0.00
Property Type: 311 - VACANT RES
Lot Size: 1 x 99
Longitude: 1118244 / -78.6959921
Latitude: 1157837 / 43.177625
Total Assessment: $100.00
Land Assessment: $100.00
Full Market Value: $100.00

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. Inspections are to be Drive-By Only! No Trespassing!

Directions & Description
Small 1 x 99 strip of land located between house numbers 16 and 22.
Property Information
Property Address: 141 GARDEN ST
Municipality: CITY of LOCKPORT
Tax ID: 109.40-2-86
School District: LOCKPORT
Sewer: NONE

Acreage: 0.02
Land SqFt: 871
Property Type: 311 - VACANT RES
Lot Size: 17 X 50
Longitude: 1121800 / -78.6826678
Latitude: 1157791 / 43.1775084
Total Assessment: $200.00
Land Assessment: $200.00
Full Market Value: $200.00

Directions & Description
Small landlocked lot located behind house number 143 Garden and 345 Market St. Research access and right of ways.

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. Inspections are to be Drive-By Only! No Trespassing!
Property Information
Property Address: 171 POUND ST
Municipality: CITY of LOCKPORT
Tax ID: 109.65-1-80
School District: LOCKPORT
Sewer: NONE

Acreage: 0.08
Land SqFt: 3485
Property Type: 311 - VACANT RES
Lot Size: 19 X 190
Longitude: 1122738 / -78.6791305
Latitude: 1154698 / 43.1690332
Total Assessment: $200.00
Land Assessment: $200.00
Full Market Value: $200.00

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. Inspections are to be Drive-By Only! No Trespassing!

Directions & Description
Small triangular landlocked lot. Research access and right of ways.
Property Information
Property Address: 46 SO TRANSIT ST
Municipality: CITY of LOCKPORT
Tax ID: 109.70-1-63.2
School District: LOCKPORT
Sewer: NONE
Acreage: 0.00
Property Type: 311 - VACANT RES
Lot Size: 2 X 19
Longitude: 1118172 / -78.6962528
Latitude: 1153780 / 43.1664933
Total Assessment: $100.00
Land Assessment: $100.00
Full Market Value: $100.00

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. Inspections are to be Drive-By Only! No Trespassing!

Directions & Description
Very small landlocked lot behind house numbers 40 and 42. Research access and right of ways.
Property Information

Property Address: 350 CHAPEL ST  
Municipality: CITY of LOCKPORT  
Tax ID: 109.06-3-13  
School District: LOCKPORT  
Bldg Sq Feet: 1311  
Built: 1870  
Heat: HOT AIR  
Bedrooms: 3.0  
Exterior: COMPOSITE  
Number Stories: 2.0  
Bathrooms (Full - Half): 1.0  
Basement: PARTIAL  
Sewer: NONE  
Full Market Value: $32,800.00  
Acreage: 0.18  
Land SqFt: 7841  
Property Type: 210 - SINGLE FAMILY RES  
Lot Size: 55 x 143  
Longitude: 1120348 / -78.6881099  
Latitude: 1159058 / 43.180988  
Total Assessment: $28,500.00  
Land Assessment: $900.00  
Lot # 36

Directions & Description

2 story gray house with black shutters. Has a 2 car detached garage in the rear. House is clearly marked 350 on the front post.  
**This Property may have potential environmental concerns**

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. Inspections are to be Drive-By Only! No Trespassing!
2019 Live Auction Schedule

Sept. 14, 2019  St Lawrence County Tax Foreclosed Real Estate Auction  
Sale Location: 141 W River St, Ogdensburg, New York 13669

Sept. 19, 2019  City of Lockport Tax Foreclosed Real Estate Auction  
Sale Location: 1 Locks Plaza, Lockport, New York 14094

Oct. 9, 2019  City of Niagara Falls Tax Foreclosed Real Estate Auction  
Sale Location: 7708 Niagara Falls Blvd, Niagara Falls, New York 14304

Oct. 19, 2019  Warren County Tax Foreclosed Real Estate Auction  
Sale Location: 1340 State Route 9, Lake George, New York 12845

Oct. 26, 2019  Washington County Tax Foreclosed Real Estate Auction  
Sale Location: 3715 Burgoyne Ave., Hudson Falls, NY 12839

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