

# Niagara County - Tax Foreclosed Real Estate Auction, August 15, 2020

## Special Power of Attorney to bid for and on behalf of another person for real estate transactions only.

**KNOW ALL PERSONS BY THESE PRESENTS**, that the undersigned,  
\_\_\_\_\_, a resident citizen of \_\_\_\_\_, County of \_\_\_\_\_,  
State of \_\_\_\_\_, as principal, has this the \_\_\_ day  
of \_\_\_\_\_, 20\_\_\_, made and executed this Special Power of Attorney as follows:

### **PRIMARY ATTORNEY-IN-FACT**

The undersigned, \_\_\_\_\_, as principal, has made, constituted and appointed, and by these presents does make, constitute and appoint \_\_\_\_\_, a resident citizen of \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_, as the undersigned's true and lawful primary attorney-in-fact, for the undersigned and in the name, place and stead, and on behalf of the undersigned, and for the use and benefit of the undersigned, for the special or limited purposes stated herein.

### **SPECIAL OR LIMITED PURPOSE**

The undersigned makes, constitutes, and appoints the named attorney-in-fact for the following special or limited purpose(s):

To bid on behalf of, and purchase in the name of the principal, certain real property offered for sale by **The County of Niagara** at auction conducted by **Auctions International** with said property(ies) being located in the **County of Niagara**, State of New York (hereinafter "Property").

### **SPECIAL OR LIMITED TERM**

The undersigned makes, constitutes and appoints the named attorney-in-fact for the following special or limited term: the period of time commencing on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, and **ending on the 15<sup>th</sup> day of August, 2020**. The powers, duties, rights and obligations of the named attorney-in-fact shall commence at 12:00 a.m. on the commencement date and shall terminate at 11:59 p.m. on the ending date of the term of this Special Power of Attorney.

### **ACTS, POWERS, DUTIES, RIGHTS & OBLIGATIONS**

The undersigned authorizes and empowers the named attorney-in-fact to exercise or perform any act, power, duty, right or obligation, for or on the behalf of the undersigned, to effectuate the special or limited purpose(s) stated herein, more specifically the following:

To bid, purchase and acquire, and to agree, bargain, contract or negotiate for the purchase, and to accept, take, receive and possess, the Property as the named attorney-in-fact shall in the named attorney-in-fact's sole discretion deems in the best interests of the undersigned.

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**This Special Power of Attorney replaces or supersedes any and all general powers of attorney heretofore executed or granted by the undersigned ONLY for the special or limited purpose(s) or term(s) stated herein.**

**The powers herein granted in this Special Power of Attorney shall exist to their full extent in any jurisdiction, including any State of the United States of America and in any foreign country where such powers may be necessary. Further, the powers herein granted in this Special Power of Attorney shall exist to their full extent regardless of the Principal's whereabouts within or without the United States of America.**

**This Special Power of Attorney shall not be affected by my subsequent incapacity or mental capacity.**

IN WITNESS WHEREOF, the undersigned has hereunto signed and executed this instrument on this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
PRINCIPAL

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for the said county and state, on this the \_\_\_ day of \_\_\_\_\_, 20\_\_, within my jurisdiction, the within named principal, \_\_\_\_\_, who acknowledged that the principal executed the above and foregoing instrument.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_

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## Acknowledgement and Acceptance of Appointment as Attorney-In-Fact

I, \_\_\_\_\_, have read the attached power of attorney and I am the person identified as the attorney-in-fact for the principal. I hereby acknowledge and accept my appointment as attorney-in-fact and that when I act as agent I shall exercise the powers for the benefit of the principal; I shall exercise reasonable caution and prudence; and I shall keep a full and accurate record of all actions, receipts, and disbursements on behalf of the principal.

\_\_\_\_\_  
ATTORNEY-IN-FACT/ AGENT DATE

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority in and for the said county and state, on this the \_\_\_ day of \_\_\_\_\_, 20\_\_, within my jurisdiction, the within named principal, \_\_\_\_\_, who acknowledged that the principal executed the above and foregoing instrument.

\_\_\_\_\_  
Notary Public

My commission expires:

\_\_\_\_\_