



**FORECLOSURE AUCTIONS - 5 OF (7)
PROPERTIES: 1302 WASHINGTON
ST.**

SKU: N/A

GALLERY IMAGES



PRODUCT DESCRIPTION

REAL ESTATE FORECLOSURE AUCTIONS
(7) SINGLE AND MULTI-FAMILY HOMES
LOCATED IN OLEAN, NY

March 9, 2023 AT 12pm
Cattaraugus County Olean Building
1 Leo Moss Dr. Olean, NY

Five of (7) Properties: 1302 Washington St.

Double family home, 2,088 sq. ft. with (4) bedrooms and (2) bathrooms

TERMS OF SALE:

All properties at Public Foreclosures will be sold in their present "as is" condition without any warrantee of any type other than receiving Good and Marketable Title after payment in full. It is up to the purchaser to complete any due diligence investigation of the properties prior to bidding. The seller will pay any back taxes or existing liens prior to closing. Generally there is no pre-sale interior inspection of the properties at Foreclosure Auctions. **Any property or properties that you purchase must be paid in full 30 days after the auction. If you change your mind on purchasing a property, your deposit will most likely not be returned to you as it will be considered as Liquidated Damages. Complete terms will be read by the court appointed referee with precedence.**

TO REGISTER AS A BIDDER (NO EXCEPTIONS):

The court requires a 10% Certified Bank Check or cash deposit **which must be brought with you to the auction for each property that your purchase. Because there are (7) properties, you will need a Certified Check or cash for deposit on any properties you intend to bid on. Also, we now it is a challenge to figure out how much each check should be made for. Keep in mind we know you could be short, and as long as your bank is**

nearby we can go to your lender with you after the sale and make necessary adjustments. **Your deposit check must be made payable to Peter Martin - Court Appointed Referee.** If you do not end up purchasing any of the properties, you can simply take your check (or checks) back to your bank and they will re-deposit them into your account.

THERE ARE NO EXCEPTIONS TO THESE TERMS OF SALE