



## **REAL ESTATE FORECLOSURE AUCTION**

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**SKU: N/A**

### **PRODUCT DESCRIPTION**

### **FORECLOSURE AUCTION**

**Auction will take place at the Cattaraugus County Courthouse**

**June 10, 2025 at 11:00am**

**303 Court Street, Little Valley, NY**

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**Listed below are the (4) parcels that we will be selling:**

**Parcel 1: Residential:**

**135 Scenic Drive and 23 Lowe Lane, Salamanca, NY, are one residential parcel which will be sold first. 135 Scenic Drive is a multi-family home with (8) bedrooms, 6.5 baths, with a total of 6,716 sq. ft. all on a 6.43 acre lot. 23 Lowe Lane is a residential home with (6) bedrooms, (2) baths with 3,120 sq. ft. on a 1.75 acre lot. The mortgaged premises to be sold subject to provisions of filed Judgement Index No. 92636. Approximate balance of judgement is \$654,441.81, plus interest, costs and subject to outstanding property taxes.**

**Parcel #2:**

**694-702.5 Broad Street, Salamanca, NY. Store/office (mixed use) home that contains 2,934 sq. ft. and was built in 1960.**

**Parcel #3:**

**704 Broad Street, Salamanca, NY, service station/market on .31 acres.**

**Parcel #4:**

**718 Broad Street, Salamanca, NY, commercial acreage on .99 acres.**

**PARCELS 2, 3 & 4 WILL BE SOLD TOGETHER**

**TERMS OF SALE:**

**To be registered as a bidder you must bring 10% of your approximate high bid in the form of Cash or Certified Check. There is a 30-day closing and you will need to pay the remaining balance in full. NO EXCEPTIONS. The properties will be sold as is.**

**PHOTOS COMING SOON**