

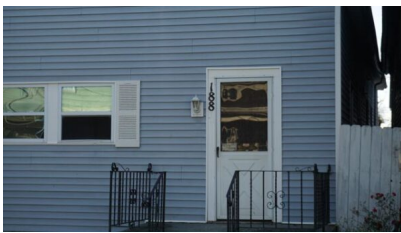


## REAL ESTATE FORECLOSURE AUCTION - 3 PROPERTIES

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SKU: N/A

### GALLERY IMAGES



### PRODUCT DESCRIPTION

**REAL ESTATE FORECLOSURE AUCTION**

## **(3) DOUBLE RESIDENTIAL PROPERTIES - SOLD SEPARATELY**

**December 6, 2024 at 10am**  
**Erie County Closing Room, 1st Floor**  
**92 Franklin St. Buffalo, NY**

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### **1st Property:**

**51 Shanley St., Cheektowaga, NY, 2-family, (5) bedrooms, (2) baths, 2,259 sq. ft. double home on a 6,098 sq. ft. lot.**

**Pictures: 1-4**

### **2nd Property:**

**188 Weimar St., Buffalo, NY, 1,718 sq. ft. 2-family double, (4) bedrooms, (2) baths, 1,718 sq. ft. home on a 3,000 sq. ft. lot.**

**Pictures: 5-10**

### **3rd Property:**

**95 Sheffield Ave., Buffalo, NY, 2-family, (6) bedrooms, (2) baths, 2,420 sq. ft. double home on a 3,450 sq. ft. lot.**

**Pictures: 11-14**

**These are all clean properties with very good rental returns.**

**Terms of Sale:**

**To be registered as a bidder you must bring 10% of your approximate bid in the form of Cash or Certified Check. You need a 10% deposit for each property if you're interested in more than one. There is a 30-day closing and you need to pay the remaining balance in full on your bids. NO EXCEPTIONS**

**The properties will be sold "As Is" in their present condition. They will be sold free and clear of liens and back taxes which will be paid by the Seller.**