

NIAGARA COUNTY REAL ESTATE TRANSACTION - NOVEMBER 2025										
SWIS	MUNICIPALITY	SALE DATE	LIBER	PAGE	GRANTOR	GRANTEE	SBL	ADDRESS		SALE PR
290900	CITY OF LOCKPORT	11/3/2025	2025-	16820	ESTATE OF ROSE, ALBERT G SR	PAYNE, ELIZABETH	108.83-1-24	81 CROSBY AVE		\$ 65,000.00
290900	CITY OF LOCKPORT	11/3/2025	2025-	16782	BARBERA, MICHAEL, & LANGE, TRACYIE AYNNE	OZGEN, AHMET MERTOL	123.07-3-12	76 O'BRIEN DR		\$ 325,000.00
290900	CITY OF LOCKPORT	11/4/2025	2025-	16880	ESTATE OF ROBERTS, TERRY LYNN	KAHLE, JESSICA	109.32-2-20	105 VAN BUREN ST		\$ 32,000.00
290900	CITY OF LOCKPORT	11/7/2025	2025-	17120	ESTATE OF CARMER, JOHN A	PEAR TREE HOMES LLC	109.17-3-27	20 MINARD ST		\$ 45,000.00
290900	CITY OF LOCKPORT	11/7/2025	2025-	17156	KARLAK, SARAH	SMITH, NOLAN	109.07-3-33	81 IRVING ST		\$ 192,500.00
290900	CITY OF LOCKPORT	11/7/2025	2025-	17090	AL ARAB, JEAN PAUL, & ATALLAH, MELISSA	DIMASCIO, JUSTIN	109.17-2-28	109 MINARD ST		\$ 194,000.00
290900	CITY OF LOCKPORT	11/10/2025	2025-	17181	MCKENNA, LARISSA M	METZINGER, DUSTIN	108.76-2-48	56 WEBB ST		\$ 159,000.00
290900	CITY OF LOCKPORT	11/13/2025	2025-	17389	WNY 18 LLC	KNEBEL, MICHELLE E	109.78-2-7	192 COTTAGE ST		\$ 97,000.00
290900	CITY OF LOCKPORT	11/13/2025	2025-	17430	ELITE PROPERTIES OF NIAGARA LLC	CAVAGNARO, CAMERON R	109.56-1-30	202 EAST AVE		\$ 170,000.00
290900	CITY OF LOCKPORT	11/14/2025	2025-	17462	JARMAN (FKA CARRERA), SAMANTHA B	795 ELMWOOD AVE INC	123.24-2-41	529 WILLOW ST		\$ 280,000.00
290900	CITY OF LOCKPORT	11/17/2025	2025-	17589	HILDRETH, THOMAS R & CHRISTOPHER V	HEIM, JOSEPH EDWARD	109.15-1-108	395 ELMWOOD AVE		\$ 41,000.00
290900	CITY OF LOCKPORT	11/17/2025	2025-	17589	HILDRETH, THOMAS R & CHRISTOPHER V	HEIM, JOSEPH EDWARD	109.15-1-109	405 ELMWOOD AVE		\$ 41,000.00
290900	CITY OF LOCKPORT	11/17/2025	2025-	17606	POORE, GOMER J & CHARLENE R	GILSON, JARRETT THOMAS	109.80-1-20	98 WEST GRANT ST		\$ 150,000.00
290900	CITY OF LOCKPORT	11/18/2025	2025-	17664	ESTATE OF NOGLE, THOMAS E	NOGLE, JAMES E	108.52-1-29	323 GREEN ST		\$ 65,000.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17836	CITY OF LOCKPORT	RIBEIRO, ALUIZIO	109.72-1-14	127 SPALDING ST		\$ 6,100.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17831	CITY OF LOCKPORT	ROTH, MARSHALL	109.63-2-67	96 LOCUST ST		\$ 7,400.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17828	CITY OF LOCKPORT	MEPCON HOLDINGS LLC	94.16-1-8	304 PLANK RD		\$ 10,500.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17837	CITY OF LOCKPORT	PLACHE, RYAN	109.06-3-34	89 MILL ST		\$ 19,700.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17827	CITY OF LOCKPORT	MEPCON HOLDINGS LLC	109.24-2-21	167 VAN BUREN ST		\$ 22,500.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17832	CITY OF LOCKPORT	SEBASTIAN, BRIAN K	109.64-1-74	7 ELMWOOD AVE		\$ 30,100.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17825	CITY OF LOCKPORT	SALTER, GORDIA	109.64-2-10	38 EVANS ST		\$ 30,400.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17822	CITY OF LOCKPORT	VOELKER, NIKALIS	109.06-2-1	216 NO ADAM ST		\$ 35,700.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17830	CITY OF LOCKPORT	MULLINS, TREVOR JAMES	108.83-2-58	60 CROSBY AVE		\$ 42,500.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17820	CITY OF LOCKPORT	HUFNAGEL, MATTHEW S	95.17-1-8	451 MILL ST		\$ 50,500.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17834	CITY OF LOCKPORT	LUTE, JENNIFER	109.23-1-4	32 HARWOOD ST		\$ 64,400.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17826	CITY OF LOCKPORT	LUTE, JENNIFER	123.22-1-42	242 SO TRANSIT ST		\$ 114,300.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17846	GI-RO DRY CLEANERS INC	6111 S TRANSIT LLC	123.05-2-86	280 SO TRANSIT ST		\$ 125,000.00
290900	CITY OF LOCKPORT	11/20/2025	2025-	17829	CITY OF LOCKPORT	FIVE STAR ACQUISITION INC	108.08-1-17	404 MICHIGAN ST		\$ 151,800.00
290900	CITY OF LOCKPORT	11/21/2025	2025-	17883	JACOBS, ROXANNE S, & ESTATE OF SMATANA, GUY	SMATANA, NATHAN L	109.10-2-30	98 GARDEN ST		\$ 75,000.00
290900	CITY OF LOCKPORT	11/21/2025	2025-	17962	MANUFACTURERS AND TRADERS TRUST COMPANY	CORNERSTONE COMMUNITY FEDERAL CREDIT UNION	109.63-1-1	118 WALNUT ST		\$ 500,000.00
290900	CITY OF LOCKPORT	11/24/2025	2025-	17997	ULRICH CITY CENTRE LLC	175 WALNUT LLC	109.14-4-6.22	90 MAIN ST		\$ 10,000.00
290900	CITY OF LOCKPORT	11/24/2025	2025-	18078	CITIBANK NA	GLUSHEFSKI, DANIEL	109.72-1-31	180 SPALDING ST		\$ 78,750.00
290900	CITY OF LOCKPORT	11/24/2025	2025-	18027	MONTROY, MICHELLE A	GALLIVAN, RYAN N	109.09-2-27	43 PRENTICE ST		\$ 115,000.00
290900	CITY OF LOCKPORT	11/24/2025	2025-	18031	MOURNING, LYNNETTE R	MOURNDJANO, SAMUEL SR	109.65-1-2	287 SOUTH ST		\$ 128,500.00
290900	CITY OF LOCKPORT	11/24/2025	2025-	18035	GILCHRIST, GERALD J	DONOROVICH, DILLON C	123.08-2-2	151 INDEPENDENCE DR		\$ 435,000.00
290900	CITY OF LOCKPORT	11/26/2025	2025-	18280	GENLOCK LLC, IQVEENDER	DHARIWAL, IQVEENDER	109.63-2-49	275 GENESEE ST		\$ 100,000.00
291100	CITY OF NIAGARA FALLS	11/3/2025	2025-	16815	SZCZEPCZENSKI, JOHN L, BY ROSCETTI, JAMES C ESQ	M&T BANK	161.06-5-19	1246 89TH ST		\$ 110,499.00
291100	CITY OF NIAGARA FALLS	11/3/2025	2025-	16842	SOCIE, KAYLA, & WATSON, ANNAMAE G	RICH, SLOANE ELIZABETH	159.35-4-26	432 32ND ST		\$ 148,000.00
291100	CITY OF NIAGARA FALLS	11/3/2025	2025-	16835	CROISDALE, CLARENCE E	MGM SENECA HOLDINGS INC	144.42-2-4	2543 SENECA AVE		\$ 210,000.00
291100	CITY OF NIAGARA FALLS	11/4/2025	2025-	16870	DELONG, JAMES	FEAGIN, ANTHONY JR	144.81-3-9	820 22ND ST		\$ 110,000.00
291100	CITY OF NIAGARA FALLS	11/4/2025	2025-	16907	WARD, JANET M	MCCUNE, PATRICK D	159.13-10-4.4	151 BUFFALO AVE		\$ 150,000.00
291100	CITY OF NIAGARA FALLS	11/4/2025	2025-	16929	ELLAHI, BIBI M	SANCHEZ ESTRADA, KAYLA E	144.50-1-9	2431 ONTARIO AVE		\$ 157,940.00
291100	CITY OF NIAGARA FALLS	11/4/2025	2025-	16934	CHESBRO, ROBIN	WILKINS, ANDREW JOEL	161.38-2-4	8739 TUSCARORA RD		\$ 245,000.00
291100	CITY OF NIAGARA FALLS	11/4/2025	2025-	16922	AHMAD, RAHMAN	MCCREARY, STEVEN M	160.15-1-58	6018 DEVLIN AVE		\$ 270,000.00
291100	CITY OF NIAGARA FALLS	11/5/2025	2025-	17001	SOUTH BEARPAW TRUST	SMITH, LISA	144.57-2-35	2225 SOUTH AVE		\$ 25,000.00
291100	CITY OF NIAGARA FALLS	11/5/2025	2025-	16944	PONO PROPERTY INVESTORS LLC	EQUITY TRUST CO	159.35-3-44	2722 MONROE AVE		\$ 42,500.00
291100	CITY OF NIAGARA FALLS	11/5/2025	2025-	17002	SCIRTO, JOSEPH F III	RAIMONDO, MICHAEL E	161.17-10-28.4	8421 BUFFALO AVE		\$ 122,000.00
291100	CITY OF NIAGARA FALLS	11/6/2025	2025-	17015	ESTATE OF PALMORE, EDITH V	PAGE, RODERICK EUGENE	144.31-2-11	1239 CALUMET AVE		\$ 50,000.00
291100	CITY OF NIAGARA FALLS	11/6/2025	2025-	17015	ESTATE OF PALMORE, EDITH V	PAGE, RODERICK EUGENE	144.31-2-12	1241 CALUMET AVE		\$ 50,000.00
291100	CITY OF NIAGARA FALLS	11/6/2025	2025-	17015	ESTATE OF PALMORE, EDITH V	PAGE, RODERICK EUGENE	144.31-2-13	1245 CALUMET AVE		\$ 50,000.00
291100	CITY OF NIAGARA FALLS	11/6/2025	2025-	17072	VALVO, LISA A ESQ	TODENHAGEN, PETER JR	161.47-3-27	1041 92ND ST		\$ 82,000.00
291100	CITY OF NIAGARA FALLS	11/6/2025	2025-	17057	ST STEPHENS EPISCOPAL CHURCH OF LASALLE INC	ROBERTSON, CHAD	161.63-1-69.1	600 CAYUGA DR		\$ 155,000.00
291100	CITY OF NIAGARA FALLS	11/6/2025	2025-	17031	DENNEY, JOHN J	HARJU, ZACKERY O	144.66-1-44	2722 WILLOW AVE		\$ 190,000.00
291100	CITY OF NIAGARA FALLS	11/7/2025	2025-	17130	SYED, JAWED	SHAKOOR, QAZI	144.46-3-38	1023 CLEVELAND AVE		\$ 9,000.00
291100	CITY OF NIAGARA FALLS	11/7/2025	2025-	17108	REETZ (SCHULTZ), ELIZABETH CARROLL	NIAGARA HOUSE LLC	144.77-1-29	601 SPRUCE AVE		\$ 155,000.00
291100	CITY OF NIAGARA FALLS	11/7/2025	2025-	17147	LAMACCHIA ELIZABETH, BROWN SUSAN M, TRIPI CARMEN J JR	DINIERI, AUSTIN R	161.09-1-23	628 82ND ST		\$ 219,000.00
291100	CITY OF NIAGARA FALLS	11/10/2025	2025-	17192	KODITUWAKKU THEJAN G, KODITUWAKKU DHAMENDRA G	NUGENT, ERICA	144.81-2-55	2254 GRAND AVE		\$ 152,000.00
291100	CITY OF NIAGARA FALLS	11/10/2025	2025-	17200	ANDREANA, NICHOLAS	DICHRISTOPHER, KELLY J	130.17-1-47	3023 DELANCEY RD		\$ 290,000.00
291100	CITY OF NIAGARA FALLS	11/12/2025	2025-	17343	KNIGHT, RODNEY	WILLIAMS, THOMAS A	161.06-6-23	9321 ST JOHN ST		\$ 210,000.00
291100	CITY OF NIAGARA FALLS	11/12/2025	2025-	17249	BUFFALO UP REALTY LLC	ESPINOZA, VICTOR A LUBERTO	130.55-2-12	1226 ROSELLE AVE		\$ 238,000.00
291100	CITY OF NIAGARA FALLS	11/13/2025	2025-	17352	ACKERMAN, WYSTAN	FIGUEIREDO, BARBARA	144.63-1-24	1140 WILLOW AVE		\$ 8,500.00
291100	CITY OF NIAGARA FALLS	11/13/2025	2025-	17379	BECKER, MARK T	DONATO, F DAVID	130.17-2-49	797 VAN RENSSELAER AVE		\$ 235,000.00

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291100	CITY OF NIAGARA FALLS	11/14/2025	2025-	17531	PALMER, ANTWAIN II	SHAHEEN, MANZURUL	159.25-2-61	2224 WALNUT AVE	\$ 130,000.00	
291100	CITY OF NIAGARA FALLS	11/14/2025	2025-	17499	GOLBA ZYGMUNT, GOLBA ALINA	BROWN-CASHDOLLAR, MARIE DANIELLE	144.52-2-28	3210 NIAGARA AVE	\$ 214,500.00	
291100	CITY OF NIAGARA FALLS	11/14/2025	2025-	17441	MCELLEAN, TODD A	LATIF, ABDUL	159.42-2-41	305 24TH ST	\$ 220,000.00	
291100	CITY OF NIAGARA FALLS	11/17/2025	2025-	17568	ESTATE OF SANDRA L SHANE, BY ROBERT MERINO ESQ	FASCIANO, ANTHONY	144.36-1-3	3512 WESTWOOD DR	\$ 105,000.00	
291100	CITY OF NIAGARA FALLS	11/18/2025	2025-	17685	FOSTER LISA, FOSTER TIMOTHY	SINGH, VISHNU	144.57-1-58	2216 SOUTH AVE	\$ 42,500.00	
291100	CITY OF NIAGARA FALLS	11/18/2025	2025-	17645	NF 101 LLC	RENTALL REALTY LLC	159.31-1-44	465 10TH ST	\$ 121,000.00	
291100	CITY OF NIAGARA FALLS	11/18/2025	2025-	17683	HARBRIDGE ALVERTA L, HARBRIDGE, RONALD L & RICHARD A	GRAY, JORDAN J	160.11-2-6	664 69TH ST	\$ 171,000.00	
291100	CITY OF NIAGARA FALLS	11/18/2025	2025-	17704	LUDLOW, BRENDA A	BEST, JOSHUA D	161.14-1-57	830 90TH ST	\$ 185,000.00	
291100	CITY OF NIAGARA FALLS	11/18/2025	2025-	17658	HUM HOSPITALITY INC	AL BARR BROTHERS INC	146.19-3-15.12	9902 NIAGARA FALLS BLVD	\$ 560,000.00	
291100	CITY OF NIAGARA FALLS	11/18/2025	2025-	17658	HUM HOSPITALITY INC	AL BARR BROTHERS INC	146.19-3-15.2	9900 NIAGARA FALLS BLVD	\$ 560,000.00	
291100	CITY OF NIAGARA FALLS	11/19/2025	2025-	17775	BREZNAK, JOHN R	SIM PROPERTY NY LLC	159.32-2-23	438 17TH ST	\$ 20,000.00	
291100	CITY OF NIAGARA FALLS	11/19/2025	2025-	17777	COFIELD, LEROY	NATEMEN PROPERTIES LLC	144.80-1-50	755 15TH ST	\$ 40,000.00	
291100	CITY OF NIAGARA FALLS	11/19/2025	2025-	17735	BUTRY, PETER	HERRERA, ESTEBAN L	144.78-2-55	707 7TH ST	\$ 65,000.00	
291100	CITY OF NIAGARA FALLS	11/19/2025	2025-	17784	EQUITY TRUST CO	MCDUGALD, JERMAINE	144.69-1-42	608 ELMWOOD AVE	\$ 120,000.00	
291100	CITY OF NIAGARA FALLS	11/19/2025	2025-	17744	WESTERN NEW YORK & BEYOND, REMFI LLC	CAIN, CHRISTOPHER A	161.14-2-39	737 92ND ST	\$ 145,000.00	
291100	CITY OF NIAGARA FALLS	11/20/2025	2025-	17791	EQUITY TRUST CO	THIYA YOSSEF RETTIG LLC	144.72-2-24	1738 LASALLE AVE	\$ 96,900.00	
291100	CITY OF NIAGARA FALLS	11/21/2025	2025-	17956	BAUGH, DONYALE A	SUNSHINE ROSES LLC	161.69-1-18	8113 STEPHENSON AVE	\$ 140,000.00	
291100	CITY OF NIAGARA FALLS	11/21/2025	2025-	17886	ESTATE AGNES M WOODWARD	STANTON, STEFANIE	130.63-1-26	1210 VANDERBILT AVE	\$ 175,000.00	
291100	CITY OF NIAGARA FALLS	11/24/2025	2025-	17993	GOLDEN BUSINESS NIAGARA INC	UDDIN, MD ASLAM	159.24-5-43	536 15TH ST	\$ 42,000.00	
291100	CITY OF NIAGARA FALLS	11/25/2025	2025-	18148	PRICE, EDWIN	CHAFFIN, MOLLY L	159.25-3-70	517 19TH ST	\$ 5,000.00	
291100	CITY OF NIAGARA FALLS	11/25/2025	2025-	18142	BODOUNOV, IPPOLIT	QUEEN CITY INVEST LLC	159.32-2-32	413 16TH ST	\$ 25,000.00	
291100	CITY OF NIAGARA FALLS	11/25/2025	2025-	18138	OVERTURF, PATRICIA L	THIS ONE'S FOR THE BOYS LLC	144.81-3-24	2021 GRAND AVE	\$ 52,000.00	
291100	CITY OF NIAGARA FALLS	11/25/2025	2025-	18140	SHULL, JOHN	RICHWOOD LLC	159.35-1-63	2771 LIVINGSTON AVE	\$ 88,000.00	
291100	CITY OF NIAGARA FALLS	11/25/2025	2025-	18177	BAX, KARA	CEFALU, DENISE	161.17-10-36.16	51 S 86TH ST	\$ 100,000.00	
291100	CITY OF NIAGARA FALLS	11/25/2025	2025-	18101	KROENING, DARRYL G	SANDERS, MARK L	146.19-3-45	1406 99TH ST	\$ 235,000.00	
291100	CITY OF NIAGARA FALLS	11/26/2025	2025-	18284	ILYA PROPERTIES LLC	RENTALL REALTY LLC	144.72-3-30	1000 19TH ST	\$ 65,000.00	
291100	CITY OF NIAGARA FALLS	11/26/2025	2025-	18215	HEALEY, RONALD A SR	HAVELOCK TOWN LLC	159.42-2-34	2430 FALLS ST	\$ 75,000.00	
291100	CITY OF NIAGARA FALLS	11/26/2025	2025-	18215	HEALEY, RONALD A SR	HAVELOCK TOWN LLC	159.42-2-35	2426 FALLS ST	\$ 75,000.00	
291100	CITY OF NIAGARA FALLS	11/26/2025	2025-	18185	HILL , LEONA E	WARE-FORTNER, BARBARA	144.42-3-33	2673 NORTH AVE	\$ 90,000.00	
291100	CITY OF NIAGARA FALLS	11/26/2025	2025-	18236	BAX, DOMINIC	LASOWSKI, KYLE	161.17-10-36.2	51 SOUTH 86TH ST	\$ 105,000.00	
291100	CITY OF NIAGARA FALLS	11/26/2025	2025-	18188	FIOCCO, TIA L	BROADLEY, RYAN J	160.51-1-37	570 73RD ST	\$ 185,000.00	
291100	CITY OF NIAGARA FALLS	11/26/2025	2025-	18186	EHDE STEVEN W, EHDE MARIA	CHOWDHURY, TANBIR	130.17-2-2	722 COLLEGE TER	\$ 285,000.00	
291200	CITY OF NORTH TONAWANDA	11/3/2025	2025-	16850	ZELLNER, JOSHUA L	ONYX FRAME VENTURES LLC	182.32-2-3	833 REVERE AVE	\$ 55,000.00	
291200	CITY OF NORTH TONAWANDA	11/4/2025	2025-	16932	BARTOLOMEI, LAWRENCE	MCVEIGH, BRENDAN	176.13-1-43	1312 DOEBLER DR	\$ 275,000.00	
291200	CITY OF NORTH TONAWANDA	11/5/2025	2025-	17000	CLARK (ENGELHART), SHERRY D	1924 NIAGARA LLC	185.07-1-14	647 CHRISTIANA ST	\$ 115,000.00	
291200	CITY OF NORTH TONAWANDA	11/5/2025	2025-	16996	SABEY TIMOTHY G, SABEY (BROWN) BONNIE S	MEYER, JESSE	182.70-3-51	26 GANSON ST	\$ 170,000.00	
291200	CITY OF NORTH TONAWANDA	11/6/2025	2025-	17060	CHENIER PETER R JR, CHENIER(MOJE) JENNIFER L	TRUDEAU, ELIZABETH	175.83-1-8	55 WARD RD	\$ 199,500.00	
291200	CITY OF NORTH TONAWANDA	11/6/2025	2025-	17020	KABALAN KATHARINE L, KAGELMACHER DANIEL	KABALAN , CHRISTOPHER B	175.20-2-13	1382 WEAVER PKWY	\$ 225,000.00	
291200	CITY OF NORTH TONAWANDA	11/6/2025	2025-	17054	IPPOLITO KATHERINE KOCH KENNETH, REINHART KRISTINE GENTRY KAREN	MUKHTASIMOV, VEYSAL L	182.75-1-23	153 JEFFERSON AVE	\$ 251,000.00	
291200	CITY OF NORTH TONAWANDA	11/6/2025	2025-	17066	DRECHSEL DANIEL P, DRECHSEL JESSICA S	CIPOLLA, JONATHAN A	176.11-3-39	1533 JAMAICA SQ	\$ 335,000.00	
291200	CITY OF NORTH TONAWANDA	11/7/2025	2025-	17096	CITY OF NORTH TONAWANDA	PUGLIA 177 LLC	183.05-1-6	420 OLD FALLS BLVD	\$ 72,400.00	
291200	CITY OF NORTH TONAWANDA	11/7/2025	2025-	17107	ROSA NORMA, ZEA JUAN	KSAND PROPERTIES LLC	182.74-1-5	159 ZIMMERMAN ST	\$ 208,000.00	
291200	CITY OF NORTH TONAWANDA	11/7/2025	2025-	17144	ALGARIN, IDALIA A	ALGARIN, JESUS E	182.78-3-46	258 OLIVER ST	\$ 223,000.00	
291200	CITY OF NORTH TONAWANDA	11/7/2025	2025-	17140	PIERCE, DAVID	ZIMMER JASON, ZIMMER MATTHEW	176.14-1-32	1399 DOEBLER DR	\$ 235,000.00	
291200	CITY OF NORTH TONAWANDA	11/7/2025	2025-	17103	MARRANO/MARC EQUITY CORPORATION	PANOS, HANNAH E	185.08-5-13	323 CARDINAL WAY	\$ 479,574.00	
291200	CITY OF NORTH TONAWANDA	11/10/2025	2025-	17237	ESTATE OF PHYLLIS A ROONEY	ABDULLAH, HAMIDULLAH	176.17-2-56	365 LINWOOD AVE	\$ 215,000.00	
291200	CITY OF NORTH TONAWANDA	11/10/2025	2025-	17234	BARBER, CHARLES E	LUFKIN, RYLEE	175.12-2-61	564 WARD RD	\$ 225,000.00	
291200	CITY OF NORTH TONAWANDA	11/10/2025	2025-	17171	GEBBIA, LISA	THOMPSON, KRISTOPHER	185.23-1-25	128 PAYNE AVE	\$ 295,000.00	
291200	CITY OF NORTH TONAWANDA	11/10/2025	2025-	17183	LAKE JARRED S, LAKE AMANDA L	HILL, KEVIN M	185.08-4-35	116 CLAIR AVE	\$ 410,000.00	
291200	CITY OF NORTH TONAWANDA	11/12/2025	2025-	17243	EDIN, SHAWN	SHAMROCK HOME BUYERS LLC	182.69-1-31	114 MILLER ST	\$ 32,500.00	
291200	CITY OF NORTH TONAWANDA	11/12/2025	2025-	17285	DINGER JAMES N, DINGER SALLY A	RENTALL REALTY LLC	182.78-2-68	178 SCHENCK ST	\$ 100,000.00	
291200	CITY OF NORTH TONAWANDA	11/12/2025	2025-	17289	NICOLAS, JAMILA M	KODESKI, WILLIAM	182.73-2-36	174 PINE ST	\$ 223,500.00	
291200	CITY OF NORTH TONAWANDA	11/12/2025	2025-	17319	BURKHARD, DAVID A	MORA EQUITY LLC	182.45-2-78	699 OLIVER ST	\$ 280,000.00	
291200	CITY OF NORTH TONAWANDA	11/12/2025	2025-	17295	CASSELL, CAROL MOELLER	NJ FAMILY INC	176.18-4-69	270 SELKIRK DR	\$ 384,927.00	
291200	CITY OF NORTH TONAWANDA	11/13/2025	2025-	17384	TICE DARRELL & TIMOTHY, SCHLEY AMY & CLUGSTON JANET	WOODWARD, NATALEE M	175.59-1-35	439 ADELAIDE PL	\$ 210,000.00	
291200	CITY OF NORTH TONAWANDA	11/13/2025	2025-	17427	KRUEGER KONOR F, KRUEGER (GFOERER) COURTNEY L	CURRY, SILVIA	182.79-2-22	296 NIAGARA ST	\$ 265,000.00	
291200	CITY OF NORTH TONAWANDA	11/14/2025	2025-	17436	DAUGHERTY JAMES, DAUGHERTY LAURIE	AADHAMI, AADEL S AL	182.30-1-11	32 OAKWOOD AVE	\$ 180,000.00	
291200	CITY OF NORTH TONAWANDA	11/18/2025	2025-	17697	CESAR, JOHN M	ARMSTRONG, JASON	182.20-3-30	380 RONCROFF DR	\$ 50,000.00	
291200	CITY OF NORTH TONAWANDA	11/18/2025	2025-	17727	MCW CONSTRUCTION INC	CORTES, ARMANDO	182.32-2-23.2	951 WAYNE AVE	\$ 170,000.00	
291200	CITY OF NORTH TONAWANDA	11/18/2025	2025-	17679	BROWN LYNDA M, BRICK DANIEL E ESQ REF	775 BNP LLC	182.45-1-58	775 OLIVER ST	\$ 285,000.00	
291200	CITY OF NORTH TONAWANDA	11/18/2025	2025-	17679	BROWN LYNDA M, BRICK DANIEL E ESQ REF	775 BNP LLC	182.45-1-31	110 NINTH AVE	\$ 285,000.00	
291200	CITY OF NORTH TONAWANDA	11/18/2025	2025-	17638	PHELPS (WING) MEAGHAN E, PHELPS GEOFFREY G	CIOTOLI, DOMENICO	176.19-5-48	959 CASTLEBAR DR	\$ 349,900.00	

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SWIS	MUNICIPALITY	SALE DATE	LIBER	PAGE	GRANTOR	GRANTEE	SBL	ADDRESS	SALE PR
291200	CITY OF NORTH TONAWANDA	11/18/2025	2025-	17696	MARRANO/MARC EQUITY CORPORATION	BABU, ARUN N	185.08-5-7	334 CARDINAL WAY	\$ 591,527.00
291200	CITY OF NORTH TONAWANDA	11/19/2025	2025-	17765	PORTO, NANCY G	DUMAIS, JASON	182.65-1-78	59 MEAD ST	\$ 460,000.00
291200	CITY OF NORTH TONAWANDA	11/20/2025	2025-	17841	PUTTING AROUND 2 LLC	COPELLA, JAMIE	185.08-4-30	146 CLAIR AVE	\$ 245,000.00
291200	CITY OF NORTH TONAWANDA	11/21/2025	2025-	17965	SAHR, FREDERICK L	CORP, MICHAEL	182.40-1-6	599 WALCK RD	\$ 100,000.00
291200	CITY OF NORTH TONAWANDA	11/21/2025	2025-	17974	BROAWN (SANTASIERO), LYNN	TUPCHIK, NATALIYA	182.32-1-72	917 NASH RD	\$ 230,000.00
291200	CITY OF NORTH TONAWANDA	11/21/2025	2025-	17894	FRETTHOLD JOHN R, FRETTHOLD KATHLEEN	BELLAVIA, CHARLES J	175.11-2-109	425 HOMESTEAD DR	\$ 415,000.00
291200	CITY OF NORTH TONAWANDA	11/21/2025	2025-	17894	FRETTHOLD JOHN R, FRETTHOLD KATHLEEN	BELLAVIA, CHARLES J	175.51-1-1	591 PARKWAY AVE	\$ 415,000.00
291200	CITY OF NORTH TONAWANDA	11/21/2025	2025-	17894	FRETTHOLD JOHN R, FRETTHOLD KATHLEEN	BELLAVIA, CHARLES J	175.51-1-2	590 PARKWAY AVE	\$ 415,000.00
291200	CITY OF NORTH TONAWANDA	11/21/2025	2025-	17894	FRETTHOLD JOHN R, FRETTHOLD KATHLEEN	BELLAVIA, CHARLES J	175.51-1-3	584 PARKWAY AVE	\$ 415,000.00
291200	CITY OF NORTH TONAWANDA	11/21/2025	2025-	17894	FRETTHOLD JOHN R, FRETTHOLD KATHLEEN	BELLAVIA, CHARLES J	175.51-1-35	585 PARKWAY AVE	\$ 415,000.00
291200	CITY OF NORTH TONAWANDA	11/24/2025	2025-	18026	US BANK TRUST N.A.	ABO ALWALEED INC	182.69-2-33	123 NORTH MARION ST	\$ 73,080.00
291200	CITY OF NORTH TONAWANDA	11/24/2025	2025-	18063	BECK, ANDREW W	TRISCENT RENTAL PROPERTIES LLC	181.28-4-10	92 NORTHEAST AVE	\$ 225,000.00
291200	CITY OF NORTH TONAWANDA	11/24/2025	2025-	18038	1924 NIAGARA LLC	ENGELHARDT, MATTHEW T	185.30-1-13	44 CHRISTIANA ST	\$ 245,000.00
291200	CITY OF NORTH TONAWANDA	11/24/2025	2025-	18050	MEISTER, LINDA A	RUSSO, MARCUS W	182.06-1-59	1049 NASH RD	\$ 303,000.00
291200	CITY OF NORTH TONAWANDA	11/24/2025	2025-	17982	GENTHREE DEVELOPMENT CORP	NOBLES, COLLEEN	175.34-1-36	271 WALTER DR	\$ 482,500.00
291200	CITY OF NORTH TONAWANDA	11/24/2025	2025-	18052	D'ANGELO, SHAWN M	PILATO, MIKHAEL S D	185.24-1-32	329 CHRISTIANA ST	\$ 485,000.00
291200	CITY OF NORTH TONAWANDA	11/25/2025	2025-	18107	CARLSON ERIC J, CARLSON (GOLDING) ALYSSA D	JIN, SHA	176.13-1-11	1058 RUIE RD	\$ 339,900.00
291200	CITY OF NORTH TONAWANDA	11/26/2025	2025-	18258	QUEEN CITY INVEST LLC	CHEROKEE WANDA LLC	182.10-1-36	641 SHAD ST	\$ 140,000.00
291200	CITY OF NORTH TONAWANDA	11/26/2025	2025-	18242	COLLINS, JILL L	DEISIG, EMILY A	182.71-1-23	354 FALCONER ST	\$ 162,500.00
291200	CITY OF NORTH TONAWANDA	11/26/2025	2025-	18233	TALEBKHAH, JACK	KURZDORFER, AMY D	182.70-2-54	196 ROBINSON ST	\$ 170,000.00
291200	CITY OF NORTH TONAWANDA	11/26/2025	2025-	18245	MILLER (CSEPEGI), MICHELLE E	ODDO, ALYSSA	182.62-2-57	279 MILLER ST	\$ 178,000.00
291200	CITY OF NORTH TONAWANDA	11/26/2025	2025-	18208	WINIATOWSKI, BEVERLY K	CROUCH, JARED	176.17-3-31	24 GREENWOOD CIR	\$ 200,000.00
291200	CITY OF NORTH TONAWANDA	11/26/2025	2025-	18254	CLAWSON AUSTIN E, CURRIER ERICA	SKRYPNIK, NICOLE	182.06-2-34	848 EGGERT DR	\$ 220,000.00
292000	TOWN OF CAMBRIA	11/3/2025	2025-	16837	BUSH, SHAUN J	ATKINSON, KEVIN	105.00-1-84	3132 LOWER MOUNTAIN RD	\$ 260,000.00
292000	TOWN OF CAMBRIA	11/10/2025	2025-	17219	FEDDER PATRICK, FEDDER JASON D	FERGUSON, MATTHEW C	106.00-2-14	5301 CAMBRIA RD	\$ 250,000.00
292000	TOWN OF CAMBRIA	11/13/2025	2025-	17398	MARKS GARY H, MARKS ELAINE J	ACKERMAN , CARRIE	106.00-1-60.12	V/L CAMBRIA RD	\$ 30,000.00
292000	TOWN OF CAMBRIA	11/18/2025	2025-	17712	POLK (GARDNER), JENNA M	COTTON, MATTHEW W	93.00-1-14.11	V/L PLANK RD	\$ 99,900.00
292000	TOWN OF CAMBRIA	11/19/2025	2025-	17752	LOCKHARD, VELMA J	LINDA ZIELINSKI, IRREVOCABLE TRUST	119.03-1-44	3237 NORTHWAY DR	\$ 225,000.00
292000	TOWN OF CAMBRIA	11/26/2025	2025-	18217	GANSHAW TODD J, GANSHAW TREVOR H	KELSCH, DOUGLAS	119.00-1-1	5127 TOWNLINE RD	\$ 285,000.00
292000	TOWN OF CAMBRIA	11/26/2025	2025-	18204	COLOMBO MARK A, COLOMBO PAMELA J	COLOMBO, GAGE A R	119.17-1-62	5806 JOANNE DR	\$ 288,000.00
292201	VILLAGE OF MIDDLEPORT	11/20/2025	2025-	17864	ESTATE OF WEBBER, SUSAN M	HALLIFAX, JOSEPH P	85.12-1-13	58 NORTH HARTLAND ST	\$ 165,000.00
292289	TOWN OF HARTLAND	11/13/2025	2025-	17409	KURZAWSKI, MARSHA	RENZ, JORDAN	43.00-1-54.121	2746 CARMEN RD	\$ 260,000.00
292401	VILLAGE OF LEWISTON	11/12/2025	2025-	17305	DICARLO, JOHN	KEVIN JAMES PROPERTIES LLC	101.06-3-22	310 MOHAWK ST	\$ 350,000.00
292401	VILLAGE OF LEWISTON	11/13/2025	2025-	17356	BLEACHER, MICHAEL	DOHERTY, KELLY	101.07-3-34.2	790 MOHAWK ST	\$ 295,000.00
292401	VILLAGE OF LEWISTON	11/18/2025	2025-	17723	SOLURI RICHARD F, SOLURI LYDIA S	AMEZCUA, JOSE R	101.10-2-4	250 NORTH THIRD ST	\$ 330,000.00
292489	TOWN OF LEWISTON	11/5/2025	2025-	16971	MCKEOWN ROBERT, MCKEOWN JULIE	CAIRNS, PHILLIP	89.00-1-4	V/L PORTER CENTER RD	\$ 25,000.00
292489	TOWN OF LEWISTON	11/6/2025	2025-	17049	BORGET, DANA M	BOGHOSIAN, ADAM	102.02-2-48	1554 RIDGE RD	\$ 214,900.00
292489	TOWN OF LEWISTON	11/6/2025	2025-	17068	REX MICHAEL J, REX PAMELA A	SARLES, AARON M	90.00-3-63.21	4515 SIMMONS RD	\$ 625,000.00
292489	TOWN OF LEWISTON	11/6/2025	2025-	17018	PATIOS @ ESSEX RIDGE LLC	HOWE, THOMAS J	102.17-4-12	V/L BRIDLE PATH LN	\$ 702,018.00
292489	TOWN OF LEWISTON	11/7/2025	2025-	17122	ESTATE OF FLORENCE A ARCHIE	PASCUCCI, DAVID	102.18-1-9.2	1050 UPPER MOUNTAIN RD	\$ 320,000.00
292489	TOWN OF LEWISTON	11/10/2025	2025-	17175	SHEA, THOMAS E	BULLIS, CYNTHIA E	101.12-11-1.203	735 LEGACY DR	\$ 370,000.00
292489	TOWN OF LEWISTON	11/12/2025	2025-	17282	LUZZI, PAUL F JR	RUPP, DONALD	133.08-2-19	5908 HOOVER RD	\$ 375,000.00
292489	TOWN OF LEWISTON	11/13/2025	2025-	17421	PITT TERRY G, PITT ELAINE B	ASSET 20024 LLC	133.08-2-56	2901 NIAGARA ST	\$ 516,000.00
292489	TOWN OF LEWISTON	11/13/2025	2025-	17408	COPPING, DIANNE E	KELLECI, KRISTEN	102.17-3-2	5236 BRIDLE PATH LN	\$ 525,000.00
292489	TOWN OF LEWISTON	11/14/2025	2025-	17496	KRAUSE RUSSELL A, KRAUSE ELIZABETH M	ENDERLE, KATHERINE M	101.12-3-59	663 CAYUGA DR	\$ 367,000.00
292489	TOWN OF LEWISTON	11/14/2025	2025-	17443	PRIMERANO, ED	RAWAT, PRASHANT SINGH	87.19-1-48	550 GREENFIELD RD	\$ 450,000.00
292489	TOWN OF LEWISTON	11/17/2025	2025-	17594	SPEAKES TIWAN, SPEAKES TERESA	HERMO, FERNANDA	73.18-1-92	4249 WOLF RUN	\$ 500,000.00
292489	TOWN OF LEWISTON	11/18/2025	2025-	17706	WILLIAMS, MARK	DRAPER, BONNASUE	101.06-2-27	4797 LOWER RIVER RD	\$ 291,000.00
292489	TOWN OF LEWISTON	11/18/2025	2025-	17725	GADAWSKI, ROBERT J	DOUGHERTY, JOSEPH	102.10-1-41	1005 LITTLE VISTA DR	\$ 614,000.00
292489	TOWN OF LEWISTON	11/19/2025	2025-	17818	ESTATE OF JOAN E BAILOR	HACKER, DAVID	132.05-1-18	5951 GARLOW RD	\$ 175,000.00
292489	TOWN OF LEWISTON	11/21/2025	2025-	17960	NEIMANIS, MARA S	KYSOR, FRANCES	101.06-2-5	425 TRYON DR	\$ 309,900.00
292489	TOWN OF LEWISTON	11/24/2025	2025-	18070	ROBERT W BURNS REVOCABLE TRUST	KILMER, DANE M	101.20-3-46	5130 BRONSON DR	\$ 212,000.00
292489	TOWN OF LEWISTON	11/24/2025	2025-	18056	STEFFEN DAVID R , STEFFEN REBECCA S	GRENGA, DINO G	87.19-2-2	575 MORGAN DR	\$ 500,000.00
292489	TOWN OF LEWISTON	11/24/2025	2025-	18066	GLHF PROPERTIES LLC	PARIKH, HETAL DHAVAL	101.20-1-53	5106 FOREST RD	\$ 585,000.00
292489	TOWN OF LEWISTON	11/25/2025	2025-	18103	LATTANZIO THOMAS D, LATTANZIO CAILIN	STEPHENSON, CORY W	73.19-1-60	503 RIVERWALK DR	\$ 720,000.00
292489	TOWN OF LEWISTON	11/26/2025	2025-	18238	CURCIO, MICHAEL F	ZEAMES, JAMES	89.00-2-20.3	2140 RIDGE RD	\$ 400,000.00
292489	TOWN OF LEWISTON	11/26/2025	2025-	18264	CASALE ZACHARY, CASALE STEPHANIE	WAUGAMAN, ALEKZANDR G	87.18-2-49	450 ABERDEEN RD	\$ 599,900.00
292600	TOWN OF LOCKPORT	11/3/2025	2025-	16833	SPINK, RYAN, & ESS, KELLY	SCHULTZ, IAN A	152.01-4-60	6418 DEDI DR	\$ 400,644.00
292600	TOWN OF LOCKPORT	11/3/2025	2025-	16787	DEVEREAUX, DAVID T & PAULA J	UHL, THOMAS JOHN & PATRICIA ANN H/W	95.00-1-28.2	6683 N NORTH CANAL RD	\$ 997,500.00
292600	TOWN OF LOCKPORT	11/4/2025	2025-	16936	DOYLE, ERIK	SZUKALA, LINDSAY	80.03-2-68	5474 STONE RD	\$ 250,000.00

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SWIS	MUNICIPALITY	SALE DATE	LIBER	PAGE	GRANTOR	GRANTEE	SBL	ADDRESS	SALE PR
292600	TOWN OF LOCKPORT	11/4/2025	2025-	16864	BRAYLEY, PATRICK J & JOAN K	THE REMEMBRANCE COLLECTIVE	123.02-1-56	6640 LINCOLN AVE	\$ 469,900.00
292600	TOWN OF LOCKPORT	11/5/2025	2025-	16957	GREENE, RODERICK J	CHESBRO, ROBIN E	138.04-2-18	6571 HARVEST RIDGE WAY	\$ 350,000.00
292600	TOWN OF LOCKPORT	11/6/2025	2025-	17027	HEJZA, LEO A & JUDITH H	HURLEY, WILLIAM P	110.01-4-9.121	1020 NORTH CIRCLE DR	\$ 110,000.00
292600	TOWN OF LOCKPORT	11/6/2025	2025-	17070	GLASS (FKA PARSONS), PAIGE M	CALA, KELLI LEE	109.08-3-31	4 LONGCROFT RD	\$ 250,000.00
292600	TOWN OF LOCKPORT	11/7/2025	2025-	17117	ESTATE OF SANDMAN, JEFFREY H	BURDICK, LESLIE H III	123.02-1-1	6723 AKRON RD	\$ 216,000.00
292600	TOWN OF LOCKPORT	11/7/2025	2025-	17154	ROSZCZYK, LINDA M	LAMBRIGHT, HARRY	108.01-1-9	5466 NIAGARA ST EXT	\$ 295,000.00
292600	TOWN OF LOCKPORT	11/12/2025	2025-	17318	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NEW YORK	138.04-4-46./A	6170A CLARENDON LN	\$ 196,000.00
292600	TOWN OF LOCKPORT	11/12/2025	2025-	17318	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NEW YORK	138.04-4-46./B	6170B CLARENDON LN	\$ 196,000.00
292600	TOWN OF LOCKPORT	11/12/2025	2025-	17318	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NEW YORK	138.04-4-46./C	6170C CLARENDON LN	\$ 196,000.00
292600	TOWN OF LOCKPORT	11/12/2025	2025-	17318	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NEW YORK	138.04-4-46./D	6170D CLARENDON LN	\$ 196,000.00
292600	TOWN OF LOCKPORT	11/13/2025	2025-	17412	WEITZSACKER, DAVID R & CARA L	HASELEY, NEIL L	167.02-2-15.11	6599 TONAWANDA CREEK RD	\$ 28,000.00
292600	TOWN OF LOCKPORT	11/13/2025	2025-	17407	GRAHAM, JACOB J, & BUZZEO, MARIO D	RENTSCHLER, SANDRA J	108.01-3-27	4963 SUNSET DR	\$ 240,000.00
292600	TOWN OF LOCKPORT	11/13/2025	2025-	17403	DJMS DEVELOPMENT CORP	JOHN & JUDITH HUFF REVOCABLE LIVING TRUST, DATED APRIL 9, 2018	124.01-4-17	7017 JAMES FRANCIS DR	\$ 449,900.00
292600	TOWN OF LOCKPORT	11/18/2025	2025-	17729	KERRISON, DEBRA J	KERRISON, CRAIG A	110.01-1-52	4629 DAY RD	\$ 130,000.00
292600	TOWN OF LOCKPORT	11/18/2025	2025-	17711	DICHRISTOPHER, KELLY J	SHAW, JOHN J	123.14-2-24	6393 BUELL DR	\$ 292,000.00
292600	TOWN OF LOCKPORT	11/19/2025	2025-	17763	KANODE, BENJAMIN & REBECCA	EODICE, JOHN	123.14-2-29	6409 BUELL DR	\$ 285,000.00
292600	TOWN OF LOCKPORT	11/20/2025	2025-	17868	VANDERBILT PROPERTIES INC	VENESKY, ALAN	138.07-2-54	5910 COLLINS DR	\$ 50,000.00
292600	TOWN OF LOCKPORT	11/20/2025	2025-	17845	6111 S TRANSIT LLC	6111 SOUTH TRANSIT ROAD LLC	138.13-1-6	6111 S TRANSIT RD	\$ 400,000.00
292600	TOWN OF LOCKPORT	11/21/2025	2025-	17908	TRACTOR SUPPLY COMPANY NORTHEAST LLC	EXCHANGERIGHT NET-LEASED PORTFOLIO 73 DST	152.01-1-60	6289 S TRANSIT RD	\$ 8,676,239.00
292600	TOWN OF LOCKPORT	11/24/2025	2025-	18023	HESLEP, BRIAN P & AMANDA	KESSLER, ROBERT JR	80.03-1-11	5374 RIDGE RD	\$ 225,000.00
292600	TOWN OF LOCKPORT	11/26/2025	2025-	18193	CREAN, THOMAS K	ROWE, ROBIN	124.05-2-11	6856 EAST HIGH ST	\$ 207,000.00
292800	TOWN OF NEWFANE	11/3/2025	2025-	16828	VENNE, STEVEN J	MRR PROPERTY SOLUTIONS LLC	39.13-1-72	2749 CALEDONIA ST	\$ 125,000.00
292800	TOWN OF NEWFANE	11/5/2025	2025-	16976	SULLIVAN, DENNIS P	STARKWEATHER, KIRK A	39.00-1-50.111	CHARLOTTEVILLE RD	\$ 18,500.00
292800	TOWN OF NEWFANE	11/7/2025	2025-	17150	RIPLEY, KATHLEEN A	MIRAGLIA, JERROLD	14.05-2-16	5493 WARD HGTS	\$ 780,000.00
292800	TOWN OF NEWFANE	11/10/2025	2025-	17231	STODOLKA, CHARLES & MALLORY	ESSER, RICHARD A	7.01-1-18	7134 LAKE SHORE TERR	\$ 42,500.00
292800	TOWN OF NEWFANE	11/10/2025	2025-	17223	LAUBACKER, ANDREW	GARDNER, SHELDON J	27.00-1-2.11	7050 HOFFMAN RD	\$ 235,000.00
292800	TOWN OF NEWFANE	11/12/2025	2025-	17338	ESTATE OF BOYER, JOHN F	BOYER, DANIEL I	14.16-1-14	6019 GODFREY RD	\$ 150,000.00
292800	TOWN OF NEWFANE	11/12/2025	2025-	17314	MANDAVILLE, DAN R & BEVERLY A	CASILLO, JAMES S	14.06-1-12	5561 LOCKWOOD HGTS	\$ 675,000.00
292800	TOWN OF NEWFANE	11/17/2025	2025-	17548	PETERSON, DUSTIN M	PERRELLI, JOHN C	13.36-2-39	1777 OAKWOOD DR	\$ 31,500.00
292800	TOWN OF NEWFANE	11/21/2025	2025-	17905	SZPYLMAN PROPERTIES LLC	GREEN KEY VENTURES LLC	66.00-1-3.22	3360 EWINGS RD	\$ 860,000.00
292800	TOWN OF NEWFANE	11/26/2025	2025-	18278	SCHUTT, SHARON L	LT INVESTMENT PARTNERSHIP	13.08-1-3	5335 W W LAKE RD	\$ 186,000.00
292800	TOWN OF NEWFANE	11/26/2025	2025-	18203	WAUGAMAN, ALEKZANDER & COURTNEY	PIKE, PAUL	14.07-1-62	1666 LOCKPORT ST	\$ 260,000.00
293000	TOWN OF NIAGARA	11/7/2025	2025-	17083	MIXON, JENNIFER L	YARA DEVELOPMENTS 1 INC	145.08-2-20.4	3190 APPLE CT	\$ 412,000.00
293000	TOWN OF NIAGARA	11/12/2025	2025-	17278	CHOOPS ANNA M, SPEARS CONCETTINA A	DANVIR, JACLYN S	131.20-3-32	7620 ST. JOSEPH RD	\$ 237,500.00
293000	TOWN OF NIAGARA	11/19/2025	2025-	17733	KELLER, JACQUELINE A	JOHN, ZACHARY	146.17-3-2	8398 ZIBLUT CT	\$ 420,000.00
293000	TOWN OF NIAGARA	11/20/2025	2025-	17813	DIFRANCO, MICHAEL R	BAREKA, STEVE	145.12-1-10	7211 PACKARD RD	\$ 285,000.00
293000	TOWN OF NIAGARA	11/21/2025	2025-	17977	WILKINS, TIMOTHY	JEHANGIR, MUHAMMAD 50%	161.05-2-40	8417 HOMESTEAD AVE	\$ 22,000.00
293000	TOWN OF NIAGARA	11/26/2025	2025-	18270	MAHMOOD, TAHIR	NAEEMA, NUJHATH	146.17-1-42	2160 ROBERTS DR	\$ 450,000.00
293200	TOWN OF PENDLETON	11/5/2025	2025-	16966	KELLER-CLARKE MATTHEW G, NEST STEPHANIE M	6528 CAMPBELL BLVD LLC	150.01-1-50	V/L CAMPBELL BLVD	\$ 280,000.00
293200	TOWN OF PENDLETON	11/5/2025	2025-	16966	KELLER-CLARKE MATTHEW G, NEST STEPHANIE M	6528 CAMPBELL BLVD LLC	150.01-1-49	6528 CAMPBELL BLVD	\$ 280,000.00
293200	TOWN OF PENDLETON	11/6/2025	2025-	17007	ARIDA, EDWARD	GOJMERAC, PAUL	177.00-3-35	4194 TONAWANDA CREEK RD	\$ 375,000.00
293200	TOWN OF PENDLETON	11/10/2025	2025-	17173	STUTZ MICHAEL R, STUTZ SUSAN M	NIEFER, MARK W	164.02-1-65	6993 PINE LAKE TERR	\$ 775,000.00
293200	TOWN OF PENDLETON	11/17/2025	2025-	17571	NICHOLS, KEVIN L	HUMPHREY, ANNMARIE	149.00-4-51	6393 AIKEN RD	\$ 265,000.00
293200	TOWN OF PENDLETON	11/17/2025	2025-	17539	NACCARATO JOSEPH D, NACCARATO MELISSA A	SCHMITT, SCOTT C	164.02-1-60	7045 PINE LAKE TERR	\$ 775,000.00
293200	TOWN OF PENDLETON	11/25/2025	2025-	18167	PENNYMAC SERVICES INC	PATSIUKEVYCH, VITALII	166.01-1-41	5514 OAKWOOD DR	\$ 197,000.00
293200	TOWN OF PENDLETON	11/26/2025	2025-	18250	MATTINA SALVATORE A, MATTINA AMBER L	KARPIE, CHRISTOPHER	151.00-2-42.1	5821 DUNNIGAN RD	\$ 525,000.00
293401	VILLAGE OF YOUNGSTOWN	11/7/2025	2025-	17079	JAMIL, RAFIT FARHAN	CALDWELL, VALERIE E	45.18-1-1.32	1 MAIN ST	\$ 339,000.00
293489	TOWN OF PORTER	11/3/2025	2025-	16826	INFANTINO THOMAS, INFANTINO BARBARA	SASHA BURDITT TRUST	33.00-2-25	V/L YOUNGSTOWN-WILSON RD	\$ 27,500.00
293489	TOWN OF PORTER	11/3/2025	2025-	16801	3881 RIVER ROAD LLC	NEELON, KATHRYN A	73.06-2-11	234 DOCKSIDE DR	\$ 93,600.00
293489	TOWN OF PORTER	11/3/2025	2025-	16816	ZDZIEBKO ROBERT W, ZDZIEBKO KATHY L	REX, PAMELA A	61.00-2-39.122	V/L DICKERSONVILLE RD	\$ 420,100.00
293489	TOWN OF PORTER	11/4/2025	2025-	16926	WOODCOCK MARK D, WOODCOCK ANDREA L	FARRISH, JOHN	32.16-1-23.11	1567 LAKE RD	\$ 1,525,000.00
293489	TOWN OF PORTER	11/7/2025	2025-	17095	3881 RIVER ROAD LLC	KLEINFELTER, STEPHANIE	73.06-2-12	230 DOCKSIDE DR	\$ 95,600.00
293489	TOWN OF PORTER	11/19/2025	2025-	17774	BRUNO, SCOTT	MIKOLAJCZYK, DAVID J	59.00-2-30	678 BLAIRVILLE RD	\$ 205,000.00
293489	TOWN OF PORTER	11/20/2025	2025-	17872	DARLENE J VANDERWALKER 2024, IRREVOCABLE TRUST	ACKERSON, ALEXIS	47.03-1-7	1603 LOCKPORT RD	\$ 236,000.00
293489	TOWN OF PORTER	11/20/2025	2025-	17839	ESTATE OF SHANE K E DONNER	SUL LAGO LLC	33.08-1-40	2199 LAKE RD	\$ 867,000.00
293489	TOWN OF PORTER	11/26/2025	2025-	18240	ARR HOLDINGS LLC	CILANO, LISA A	73.06-2-8	229 DOCKSIDE DR	\$ 589,650.00
293601	VILLAGE OF MIDDLEPORT	11/4/2025	2025-	16918	CHURCHFIELD, STEVEN ROBERT	OUTTEN, TIMOTHY	85.16-1-9	38 N HARTLAND ST	\$ 125,000.00
293601	VILLAGE OF MIDDLEPORT	11/14/2025	2025-	17509	BOYLE (FKA VOSBURGH), COLLEEN	MYERS, GABRIEL	85.20-2-65	28 MANOR LN	\$ 275,000.00
293689	TOWN OF ROYALTON	11/3/2025	2025-	16848	DEER VIEW DEVELOPMENT CORP	HOMESBERGER, JULIE A	156.00-2-5	5 DEER VIEW DR	\$ 35,000.00
293689	TOWN OF ROYALTON	11/3/2025	2025-	16830	BRICE, DANIEL C, & BRICE (AKA WILSON), CORTNEY A	DOYLE, ERIK	169.00-1-38	7974 TONAWANDA CREEK RD	\$ 270,000.00

NIAGARA COUNTY REAL ESTATE TRANSACTION - NOVEMBER 2025									
SWIS	MUNICIPALITY	SALE DATE	LIBER	PAGE	GRANTOR	GRANTEE	SBL	ADDRESS	SALE PR
293689	TOWN OF ROYALTON	11/4/2025	2025-	16915	SMITH, STEVEN L	GASPORT VIEW DAIRY FARMS INC	99.00-1-54.2	GRISWOLD ST	\$ 1,181,920.00
293689	TOWN OF ROYALTON	11/20/2025	2025-	17800	VOELKER, SONYA ELISE	DOYLE, THEODORE P III	97.16-1-12	8408 ROCHESTER RD	\$ 295,000.00
293689	TOWN OF ROYALTON	11/24/2025	2025-	17994	CLAUDE, LEON C & FLORENCE C	MCQUESTION, ALIA R	142.00-1-30	6257 MANN RD	\$ 192,000.00
293689	TOWN OF ROYALTON	11/24/2025	2025-	17987	CARLMATIN LLC	MUSTANG PROPERTIES LLC	97.12-1-67	4444 MAIN ST	\$ 411,000.00
293689	TOWN OF ROYALTON	11/24/2025	2025-	18047	BRENNER (FKA BROWN), LUANN C	BOND, CHRISTOPHER	98.00-2-21.2	4369 BOLTON RD	\$ 420,000.00
293689	TOWN OF ROYALTON	11/24/2025	2025-	18047	BRENNER (FKA BROWN), LUANN C	BOND, CHRISTOPHER	98.00-2-21.1	ROCHESTER RD	\$ 420,000.00
293689	TOWN OF ROYALTON	11/25/2025	2025-	18150	HERRIVEN, CLIFFORD D	SCHIMEK, JAMES A	100.00-1-2	9966 ROCHESTER RD	\$ 120,060.00
293801	VILLAGE OF BARKER	11/3/2025	2025-	16822	FAREWELL, KENNETH E	FAREWELL, WARREN J	18.14-1-19	8710 COLEMAN RD	\$ 16,000.00
293801	VILLAGE OF BARKER	11/13/2025	2025-	17347	MANK, AMANDA N	ROTOLO, KARINA	18.14-1-18	8702 COLEMAN RD	\$ 206,700.00
293801	VILLAGE OF BARKER	11/13/2025	2025-	17347	MANK, AMANDA N	ROTOLO, KARINA	18.14-1-18.1	COLEMAN RD	\$ 206,700.00
293889	TOWN OF SOMERSET	11/14/2025	2025-	17488	THOMPSON, GARY L	TERESI, MICHAEL	3.10-1-5	9523 SOMERSET DR	\$ 345,000.00
293889	TOWN OF SOMERSET	11/18/2025	2025-	17631	WORTHINGTON, JARID P	RODRIGUEZ, RITA MARIE	19.00-1-4.12	1590 CARMEN RD	\$ 208,000.00
293889	TOWN OF SOMERSET	11/18/2025	2025-	17718	DONOVAN, SCOTT M	SCHULTZ, ROBERT	2.00-1-6.111	8503 LOWER LAKE RD	\$ 750,000.00
293889	TOWN OF SOMERSET	11/19/2025	2025-	17772	MONTHONY, JEREMY S & MELISSA M	HINKAL, JESSICA	3.00-1-22.2	1038 CARMEN RD	\$ 160,000.00
293889	TOWN OF SOMERSET	11/25/2025	2025-	18112	OLMSTED, DIANE & GIRARD, DALE & JANE	GILBERT, DAVID	10.00-1-45.112	9641 HAIGHT RD	\$ 285,000.00
294000	TOWN OF WHEATFIELD	11/3/2025	2025-	16776	LI12 HOLDINGS LLC	COLLINS, TIMOTHY J	177.13-2-34	3889 FOREST PARK WAY	\$ 431,900.00
294000	TOWN OF WHEATFIELD	11/4/2025	2025-	16867	NEUBAUER KRISTEN M, VOGEL PAMELA J	FRANK, MICHAEL	164.01-2-49	3921 WILDWING DR	\$ 656,000.00
294000	TOWN OF WHEATFIELD	11/4/2025	2025-	16867	NEUBAUER KRISTEN M, VOGEL PAMELA J	FRANK, MICHAEL	164.01-1-39	V/L WILDWING DR	\$ 656,000.00
294000	TOWN OF WHEATFIELD	11/5/2025	2025-	16940	PANARO RONALD, PANARO(BARON) SHANNON	ANDERSON, JOHN	164.03-1-46.22	7139 SHAWNEE RD	\$ 475,000.00
294000	TOWN OF WHEATFIELD	11/6/2025	2025-	17009	FASSBINDER GEORGE JR, FASSBINDER KATHY	QUIBA, LYDION	161.12-1-18	6980 REBECCA DR	\$ 390,000.00
294000	TOWN OF WHEATFIELD	11/7/2025	2025-	17084	HALL, JOYCE A	KRURNOWSKI, KATHRYN	162.02-1-25	6924 WITMER RD	\$ 302,000.00
294000	TOWN OF WHEATFIELD	11/13/2025	2025-	17422	NEWBURY, JASON C	RYKACZEWSKI, CHRISTOPHER	163.00-1-29	6951 NASH RD	\$ 300,000.00
294000	TOWN OF WHEATFIELD	11/13/2025	2025-	17418	SMITH, DIANNE M	STRANGIO , ROCCO	163.18-3-19	7147 MARIGOLD DR	\$ 360,000.00
294000	TOWN OF WHEATFIELD	11/13/2025	2025-	17414	VERAHAGUE CHRISTOPHER, RIGHETTI-VERAHAGUE BRIE O	CHI, GEORGE	176.12-4-5	3745 KLEMER RD	\$ 382,600.00
294000	TOWN OF WHEATFIELD	11/14/2025	2025-	17519	MUIR, DAVID	MUIR, SHARON LIFE USE	163.00-1-52.7	3553 MOYER RD	\$ 200,000.00
294000	TOWN OF WHEATFIELD	11/14/2025	2025-	17494	BLICKENSTAFF ROBERT J, BLICKENSTAFF JEFFREY L	WOLF, MICHAEL E	163.01-3-1	3238 WOODLAND CT S	\$ 460,000.00
294000	TOWN OF WHEATFIELD	11/17/2025	2025-	17565	PIERINI KEVIN, PIERINI TERESA	CLARK, ALISON C	148.03-1-39	6500 NASH RD	\$ 342,000.00
294000	TOWN OF WHEATFIELD	11/21/2025	2025-	17892	ESTATE OF MAUREEN VANDERMARK, ESTATE OF WALTER S ZIELEN	ROETZER, RICHARD	177.01-1-4	7253 SHAWNEE RD	\$ 115,000.00
294000	TOWN OF WHEATFIELD	11/21/2025	2025-	17922	ESTATE OF JACQUELINE M KISH	VENTRY, RONALD	163.01-1-28	3140 STIEG RD	\$ 210,000.00
294000	TOWN OF WHEATFIELD	11/21/2025	2025-	17906	RAGAN ROBERT L, RAGAN KATHLEEN G	MORREALE, CARMEN	175.09-1-25.2	2286 RIVER RD	\$ 520,000.00
294000	TOWN OF WHEATFIELD	11/25/2025	2025-	18113	GOULET CHRISTOPHER M, GOULET (TOWNSEND) AMANDA C	CHIAZZA, MATTHEW	176.08-1-52	3682 JULIE CT	\$ 465,000.00
294000	TOWN OF WHEATFIELD	11/26/2025	2025-	18221	FULLER, ERIC	KROENING, DARRYL G	147.18-2-28	6747 ROSE CT	\$ 375,000.00
294000	TOWN OF WHEATFIELD	11/26/2025	2025-	18268	MATUSAK MARIA D, JEMIOLO ALICIA C	MIDDLETON, BRIAN M	163.17-3-7	7175 LENMART DR	\$ 435,000.00
294000	TOWN OF WHEATFIELD	11/26/2025	2025-	18231	MCCOULF MICHAEL P, DIPASQUALE ELIZABETH	BIDWELL, SARAH M	163.04-7-77	3383 ASHWOOD DR	\$ 650,000.00
294201	VILLAGE OF WILSON	11/4/2025	2025-	16913	ROSE ACCEPTANCE INC	NIGRO, PETER	23.06-1-25	317 YOUNG ST	\$ 61,000.00
294289	TOWN OF WILSON	11/13/2025	2025-	17350	SWAN, ROBERT G & DEBORAH M	ANDREANA, NICHOLAS L	65.00-1-32.1	3857 IRISH RD	\$ 460,000.00
294289	TOWN OF WILSON	11/14/2025	2025-	17515	GRANT, DARRELL & REVELL-GRANT, LAURA	BERRY-WALKER, DAWN E	22.46-1-8	3077 MAPLE AVE	\$ 435,000.00