

NIAGARA COUNTY REAL ESTATE TRANSACTIONS - FEBRUARY 2025

SWIS	MUNICIPALITY	SALE DATE	LIBER	PAGE	GRANTOR	GRANTEE	SBL	ADDRESS	SALE PR
290900	CITY OF LOCKPORT	02/03/25	2025-	01676	CASTELLO HOLDINGS LLC	TIPTON, APRIL	108.76-1-27	90 SO NEW YORK ST	\$165,000.00
290900	CITY OF LOCKPORT	02/03/25	2025-	01676	CASTELLO HOLDINGS LLC	TIPTON, APRIL	108.76-1-26	92 SO NEW YORK ST	\$165,000.00
290900	CITY OF LOCKPORT	02/03/25	2025-	01758	BEG, MIRZA MUZZAFER ALI & SUSAN J	RANDALL, CAROLINE RHEA	123.06-2-53	500 PINE ST	\$439,900.00
290900	CITY OF LOCKPORT	02/04/25	2025-	01779	SANON, ALPHA & ERIKA ELAINE	JAMES, DAVID MACQUELL	109.11-4-36	509 WALNUT ST	\$209,000.00
290900	CITY OF LOCKPORT	02/04/25	2025-	01795	KESTERSON, CHARLIE & CHRISTINE	LLOYD, CONSTANCE ARENA	109.64-2-48	31 LEWIS ST	\$225,000.00
290900	CITY OF LOCKPORT	02/05/25	2025-	01833	BRANDT, ALBERT R JR & THOMAS H, & ROBERSON, ROBERT S	STACEY AUSTIN ACUPUNCTURE PC	123.11-2-33	929 LINCOLN AVE	\$137,000.00
290900	CITY OF LOCKPORT	02/07/25	2025-	02040	CHANIN, MELISSA A	UNOCIC, SHELLEY L	123.10-2-59	344 LINCOLN AVE	\$224,900.00
290900	CITY OF LOCKPORT	02/07/25	2025-	02018	MULLANEY, THOMAS M	ASWAD, ALEXANDRIA	123.24-1-1	461 WASHBURN ST	\$263,000.00
290900	CITY OF LOCKPORT	02/11/25	2025-	02230	CRESTVIEW PROPERTY HOLDINGS LLC	NOT IN THE WORKFORCE LLC	109.19-4-41	97 AKRON ST	\$49,900.00
290900	CITY OF LOCKPORT	02/12/25	2025-	02249	FSH 210 LOCUST LLC	AVD DEVELOPMENT INC	109.71-1-19	210 LOCUST ST	\$300,000.00
290900	CITY OF LOCKPORT	02/13/25	2025-	02320	SKENDERIA, JIMMY	FMH COLLECTIONS LLC	109.72-1-60	317 WASHBURN ST	\$260,000.00
290900	CITY OF LOCKPORT	02/18/25	2025-	02485	FK PROPERTIES INC	BLACKLEY, WHITNEY E	109.13-4-54	194 PROSPECT ST	\$160,000.00
290900	CITY OF LOCKPORT	02/19/25	2025-	02530	BRIGGS, JOHN	GEORGE, SAMIR	109.38-2-28	187 LOCK ST	\$60,000.00
290900	CITY OF LOCKPORT	02/19/25	2025-	02541	KETTLE CREEK HOLDINGS 1-3 HOWARD LLC	REDLINE PROPERTY MANAGEMENT LLC	109.49-2-26	1 HOWARD AVE	\$195,000.00
290900	CITY OF LOCKPORT	02/20/25	2025-	02619	ESTATE OF KENNEDY, SHANNON J	JKORZ REALTY LLC	109.11-4-2	250 EAST AVE	\$90,000.00
290900	CITY OF LOCKPORT	02/25/25	2025-	02822	DEVINE, PATRICIA A	HARVEY, WAYNE	109.07-1-7	444 CLINTON ST	\$9,500.00
290900	CITY OF LOCKPORT	02/25/25	2025-	02811	RUHLMANN FARM ACRES LLC	SIMONS, DYLAN J	122.08-2-4.1	400 STATE RD	\$15,000.00
290900	CITY OF LOCKPORT	02/25/25	2025-	02842	SOLOTES, JOSEPH A	BORZYSKI, VERONICA	109.38-2-64	90 ALLEN ST	\$94,900.00
290900	CITY OF LOCKPORT	02/26/25	2025-	02874	GALIOTO, ANTHONY	TSAR PROPERTIES LLC	109.11-4-41	52 POUND ST	\$20,000.00
290900	CITY OF LOCKPORT	02/26/25	2025-	02873	AL1 HOLDINGS LLC	G&G PROPERTY VENTURES 3 LLC	109.48-2-18	67 CHAPEL ST	\$50,000.00
290900	CITY OF LOCKPORT	02/26/25	2025-	02861	BALDASSARRE, DAVID F	CRANE, JAMIE MICHAEL	123.05-3-73	444 SO TRANSIT ST	\$193,000.00
290900	CITY OF LOCKPORT	02/27/25	2025-	02954	SHAROEDP LLC	325 OHIO ST LOCKPORT LLC	108.75-1-19	325 OHIO ST	\$77,500.00
290900	CITY OF LOCKPORT	02/27/25	2025-	02946	BURKARD PROPERTIES & MANAGEMENT LLC	HERMANN, CHRISTOPHER	109.72-1-28	106 LEWIS ST	\$81,000.00
290900	CITY OF LOCKPORT	02/27/25	2025-	02959	SZCZUTKOWSKI, LEE D	DIERNYER, ANGELA C	109.80-1-37	11 BEATTIE AVE	\$112,000.00
290900	CITY OF LOCKPORT	02/27/25	2025-	02981	WAYNE, KEVIN & JULIE	SOBETSKY, NICHOLAS DALE	109.09-1-36	427 PROSPECT ST	\$205,000.00
290900	CITY OF LOCKPORT	02/28/25	2025-	03100	ABSALOM DEVELOPMENT LLC	NELSON, JEFFREY	109.38-2-11	168 GOODING ST	\$60,000.00
290900	CITY OF LOCKPORT	02/28/25	2025-	03041	LABARBA, RICHARD	KOEHLER, RYAN	109.72-2-2	23 OLIVER ST	\$124,900.00
290900	CITY OF LOCKPORT	02/28/25	2025-	03067	MORELL, NANCY	STOVER, NICOLE L	108.75-1-13	414 WEST AVE	\$350,000.00
291100	CITY OF NIAGARA FALLS	02/03/25	2025-	01715	VILARDO, LAWRENCE	CONGI INC	144.80-3-51.1	745 17TH ST	\$205,500.00
291100	CITY OF NIAGARA FALLS	02/03/25	2025-	01743	JANESE, KRISTIN	THOMPSON, SEVON O	161.71-1-52	8727 POINT AVE	\$267,000.00
291100	CITY OF NIAGARA FALLS	02/04/25	2025-	01832	CASH BUYERS OF WNY LLC	RAHIME, SHAHINUR	144.63-1-16	1145 LINWOOD AVE	\$38,000.00
291100	CITY OF NIAGARA FALLS	02/04/25	2025-	01803	WARD, DAPHNE BY REFEREE	WESTERN NEW YORK & BEYOND INC	159.27-2-17	601 31ST ST	\$45,000.00
291100	CITY OF NIAGARA FALLS	02/04/25	2025-	01789	SCHMAHL, JAMES	22JEE INC	159.40-3-45	1748 WELCH AVE	\$85,000.00
291100	CITY OF NIAGARA FALLS	02/04/25	2025-	01799	BUTERA, KATHLEEN	HOQUE, MAHTAB	144.62-1-57	625 ORCHARD PKWY	\$286,500.00
291100	CITY OF NIAGARA FALLS	02/05/25	2025-	01847	CHESTER, ALBERT	SHAHRPASS, KEVIN	160.73-1-19	130 62ND ST	\$102,000.00
291100	CITY OF NIAGARA FALLS	02/05/25	2025-	01854	BEATON, MARGARET	KHAN, VAN THAWNG	161.09-1-29	623 81ST ST	\$148,000.00
291100	CITY OF NIAGARA FALLS	02/06/25	2025-	01963	CORPORATE 4 DEVELOPMENT	WHIRLPOOL WAY LLC	144.46-3-32	1016 CLEVELAND AVE	\$7,000.00
291100	CITY OF NIAGARA FALLS	02/06/25	2025-	01928	LEONE, GLORIA	PESCRILLO MIAMI LLC	144.72-2-61	1722 ASHLAND AVE	\$23,500.00
291100	CITY OF NIAGARA FALLS	02/06/25	2025-	01912	FATIMA, FARAH ET. AL	DONAHUE, HENRY	159.36-2-17	3666 ELY AVE	\$66,000.00
291100	CITY OF NIAGARA FALLS	02/06/25	2025-	01933	PILGRIM PROPERTIES LLC ET. AL	LDA ACE ENTERPRISES LLC	144.58-1-21	2471 CLEVELAND AVE	\$75,000.00
291100	CITY OF NIAGARA FALLS	02/06/25	2025-	01908	FERCHEN, RICHARD & BARBARA	CARLSEN, RICHARD EDWARD JR	144.73-2-42	1018 20TH ST	\$130,000.00
291100	CITY OF NIAGARA FALLS	02/06/25	2025-	01953	C&M PROPERTY MGMT INC	SSK COZY PLACE INC	160.56-1-56	5694 DEVLIN AVE	\$163,000.00
291100	CITY OF NIAGARA FALLS	02/06/25	2025-	01953	C&M PROPERTY MGMT INC	SSK COZY PLACE INC	160.56-1-57	5686 DEVLIN AVE	\$163,000.00
291100	CITY OF NIAGARA FALLS	02/07/25	2025-	01987	SOCKO DEVELOPMENT LLC	HUTCH554 LLC	161.15-3-37	554 102ND ST	\$10,000.00
291100	CITY OF NIAGARA FALLS	02/07/25	2025-	02005	NIAGARA EC12 LLC	RODAS, WALTER CHAN	159.29-2-1	535 4TH ST	\$60,000.00
291100	CITY OF NIAGARA FALLS	02/07/25	2025-	02042	LABAN, BAR	SIDDIQI, MOHAMMAD A	159.48-3-20	1775 FALLS ST	\$85,000.00
291100	CITY OF NIAGARA FALLS	02/07/25	2025-	02034	DONNER, ROBERT ET. AL	DONNER, JULIANA E	161.18-3-45	9132 HENNEPIN AVE	\$250,000.00
291100	CITY OF NIAGARA FALLS	02/07/25	2025-	02038	VOLPE, ANTHONY & CRYSTAL	ARLINGTON, STEPHEN J	130.13-2-32	460 COLLEGE AVE	\$415,000.00
291100	CITY OF NIAGARA FALLS	02/10/25	2025-	02068	CROSS ESTATE, BARBARA	DAVIS, MARCUS K	144.57-2-90	1815 18TH ST	\$67,000.00
291100	CITY OF NIAGARA FALLS	02/10/25	2025-	02105	GARABEDIAN, ARTHUR	PARKS, TOYA	144.81-2-48	2243 INDEPENDENCE AVE	\$85,000.00
291100	CITY OF NIAGARA FALLS	02/10/25	2025-	02048	NOVELLI, MICHAEL	SCHROTH, HANNAH	144.83-1-62	2702 INDEPENDENCE AVE	\$139,000.00
291100	CITY OF NIAGARA FALLS	02/10/25	2025-	02078	DIPIETRO, JOSEPH S	HERMAN, MARTIN D	161.11-2-65	1063 100TH ST	\$140,000.00

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291100	CITY OF NIAGARA FALLS	02/10/25	2025-	02137	SHARMA, GAITRIE & DINESH	ROBINSON, CHEYENNE E	161.13-5-58	8318 FRONTIER AVE	\$208,000.00
291100	CITY OF NIAGARA FALLS	02/11/25	2025-	02162	MCMAHAN, SEAN & KRISTEN	STACK, MICHAEL L	161.17-10-28.29	8421 BUFFALO AVE	\$115,000.00
291100	CITY OF NIAGARA FALLS	02/11/25	2025-	02154	ARUTUNJAN, JENNIFER	FALVO, VINCENT F	161.09-4-42	1046 87TH ST	\$219,000.00
291100	CITY OF NIAGARA FALLS	02/11/25	2025-	02223	3 STAR FASHION INC	OIRING GROUP LLC	159.23-2-4	1319 PINE AVE	\$580,000.00
291100	CITY OF NIAGARA FALLS	02/14/25	2025-	02349	WIDES, TALIA CLARI	KIN-YAN LLC	144.57-1-67	1874 SOUTH AVE	\$70,406.00
291100	CITY OF NIAGARA FALLS	02/14/25	2025-	02350	KIN-YAN LLC	TAMIR AVAKOV LLC	144.57-1-67	1874 SOUTH AVE	\$91,000.00
291100	CITY OF NIAGARA FALLS	02/14/25	2025-	02369	SAHOTA INTERNATIONAL	NIAGARA 24 LLC	159.33-3-41	424 24TH ST	\$175,000.00
291100	CITY OF NIAGARA FALLS	02/18/25	2025-	02455	KOWALSKI, DANIEL	NIAGARA BYC LLC	159.40-2-17	1702 NIAGARA ST	\$54,000.00
291100	CITY OF NIAGARA FALLS	02/18/25	2025-	02458	LVP PROPERTIES LLC	NIAGARA REALTY INC	144.30-1-24	2658 MAIN ST	\$75,000.00
291100	CITY OF NIAGARA FALLS	02/18/25	2025-	02445	GUERCIO, KEVIN & KATIE	BUFFALO GROUP LLC	161.69-2-52	221 82ND ST	\$80,000.00
291100	CITY OF NIAGARA FALLS	02/18/25	2025-	02442	NY BLASTERS LLC	MOORELAW PROPERTIES LLC	159.31-1-6	512 MEMORIAL PKWY	\$147,500.00
291100	CITY OF NIAGARA FALLS	02/18/25	2025-	02413	RIZZO, ANGELA BY POA	WESLEY, DYLAN	160.12-2-61	639 74TH ST	\$148,936.00
291100	CITY OF NIAGARA FALLS	02/18/25	2025-	02418	AVENUE HOMES INC	VASSELAI, MARLOS	144.69-1-52	430 ELMWOOD AVE	\$200,000.00
291100	CITY OF NIAGARA FALLS	02/19/25	2025-	02571	RJ NIAGARA LLC	WNY RPM SOLUTIONS INC	144.70-1-56	670 ASHLAND AVE	\$20,000.00
291100	CITY OF NIAGARA FALLS	02/19/25	2025-	02545	PETTWAY, ROBERT LEE & PEARLIE	BROWN, ANTOINE D	144.49-2-8	2213 ONTARIO AVE	\$97,000.00
291100	CITY OF NIAGARA FALLS	02/19/25	2025-	02533	MAB 474 INC	474 22ND ST LLC	159.33-2-11	474 22ND ST	\$145,000.00
291100	CITY OF NIAGARA FALLS	02/20/25	2025-	02588	ABDO, SALLEH	SCOTT, ROSALIND	144.64-4-41	1708 PIERCE AVE	\$5,000.00
291100	CITY OF NIAGARA FALLS	02/20/25	2025-	02597	STARK, RICHARD	AL-SHAEBI, SULTAN	159.29-2-30	467 4TH ST	\$8,000.00
291100	CITY OF NIAGARA FALLS	02/20/25	2025-	02621	GARCIA, MARIA	RAIHANUZZAMAN, MUHAMMAD	144.49-1-6	1817 ONTARIO AVE	\$62,000.00
291100	CITY OF NIAGARA FALLS	02/20/25	2025-	02630	TEOLI ESTATE, MARK A	TEOLI, DOMINICK J	159.28-2-59	620 37TH ST	\$126,900.00
291100	CITY OF NIAGARA FALLS	02/20/25	2025-	02641	JESSIE, PATRICK	PERNO, GINA M	146.19-3-36	1423 99TH ST	\$219,000.00
291100	CITY OF NIAGARA FALLS	02/21/25	2025-	02693	NIAGARA EC11 LLC	RJ NIAGARA LLC	144.69-1-47	446 ELMWOOD AVE	\$52,000.00
291100	CITY OF NIAGARA FALLS	02/21/25	2025-	02694	NIAGARA EC11 LLC	RJ NIAGARA LLC	144.69-1-43	606 ELMWOOD AVE	\$54,000.00
291100	CITY OF NIAGARA FALLS	02/21/25	2025-	02716	ANDRAKULIC, DALLAS ET. AL	SWANSON, CHARLES	144.83-2-6	2719 GRAND AVE	\$120,000.00
291100	CITY OF NIAGARA FALLS	02/21/25	2025-	02656	EQUITY TRUST COMPANY, CUST. FBO WM. KING	GUERCIO, KEVIN	160.60-1-17	451 77TH ST	\$234,900.00
291100	CITY OF NIAGARA FALLS	02/21/25	2025-	02651	SHARDA LLC	FALLS VIEW IN INC	161.06-3-12	9470 NIAGARA FALLS BLVD	\$1,020,000.00
291100	CITY OF NIAGARA FALLS	02/24/25	2025-	02725	SCIUK, JOEL	NEWAZ, MOHAMMED SHAZAL	159.42-1-63	2406 NIAGARA ST	\$11,700.00
291100	CITY OF NIAGARA FALLS	02/24/25	2025-	02731	NIAGARA EC12 LLC	AL-AMINTRADERS LLC	159.29-1-22	466 4TH ST	\$58,000.00
291100	CITY OF NIAGARA FALLS	02/25/25	2025-	02825	STARK, RICHARD	KALANTARI, GELAREH	159.31-1-33	419 10TH ST	\$9,000.00
291100	CITY OF NIAGARA FALLS	02/25/25	2025-	02812	BAIG, WAGAR	DILKHUSH GROUP LLC	144.71-2-66	1318 ASHLAND AVE	\$25,000.00
291100	CITY OF NIAGARA FALLS	02/26/25	2025-	02860	AJH REAL ESTATE PROP. LLC	AL-AMINTRADERS LLC	159.32-2-52	435 PORTAGE RD	\$165,000.00
291100	CITY OF NIAGARA FALLS	02/26/25	2025-	02905	COMMUNITY DEV. INSTITUTE, HEAD START	OSMAN, MOHAMMED	144.54-2-23.1	1631 MAIN ST	\$180,000.00
291100	CITY OF NIAGARA FALLS	02/27/25	2025-	02955	COPELAND, PATRICIA	EDWARDS, JOHN	144.82-1-36	2459 INDEPENDENCE AVE	\$50,000.00
291100	CITY OF NIAGARA FALLS	02/27/25	2025-	02916	COLANGELO ESTATE, LUISA	ROSHAN, AKHTAR	144.72-3-37	1730 ELMWOOD AVE	\$60,000.00
291100	CITY OF NIAGARA FALLS	02/27/25	2025-	02975	CAPUTO, JOHN M	MILLER, SHANE P	160.60-1-35	440 77TH ST	\$100,000.00
291100	CITY OF NIAGARA FALLS	02/27/25	2025-	02926	ZEVI LLC	DARUSZKA, ELIZABETH S	159.41-1-26	421 23RD ST	\$125,000.00
291100	CITY OF NIAGARA FALLS	02/27/25	2025-	02997	DOSDOURIAN, DONNA	PROEFROCK, ROBERT	144.12-1-32	3534 NORTH AVE	\$200,000.00
291100	CITY OF NIAGARA FALLS	02/27/25	2025-	02919	KHATUN, REFAT ARA ET. AL	REBELLO, JAMES G	159.30-1-23	436 7TH ST	\$335,000.00
291100	CITY OF NIAGARA FALLS	02/28/25	2025-	03051	FORGIONE ESTATE, ANTHONY	BIG RILEY LLC	130.79-1-29	2960 MCKOON AVE	\$55,000.00
291100	CITY OF NIAGARA FALLS	02/28/25	2025-	03011	DILETTI, JOHN	FARHAN, FAHIM	144.82-1-36	2459 INDEPENDENCE AVE	\$74,000.00
291100	CITY OF NIAGARA FALLS	02/28/25	2025-	03024	MCINNIS, DONNA	BUFFALO GROUP LLC	160.75-3-18	220 74TH ST	\$80,000.00
291100	CITY OF NIAGARA FALLS	02/28/25	2025-	03005	HENNING ESTATE, DOLORES	SLUSSER, WILSON E JR	161.69-1-56	8003 EDISON AVE	\$160,000.00
291100	CITY OF NIAGARA FALLS	02/28/25	2025-	03058	FRAWLEY, MELISSA	DEMARTIN, ANNA M	161.13-4-5	494 82ND ST	\$187,000.00
291200	CITY OF NORTH TONAWANDA	02/03/25	2025-	01693	BONNIE M MCCARTHY , IRREVOCABLE TRUST	NASH, SUZANNE	175.16-3-30	378 EAST STENZIL ST	\$247,000.00
291200	CITY OF NORTH TONAWANDA	02/03/25	2025-	01679	CR DREAM LLC	LACZKOWSKI, COOPER M	185.23-2-40	160 FALCONER ST	\$250,000.00
291200	CITY OF NORTH TONAWANDA	02/03/25	2025-	01668	BISHARA MATTHEW G, BISHARA(MIGA) KRISTIN L	BURR, TIMOTHY A	182.39-1-26	812 NASH RD	\$253,000.00
291200	CITY OF NORTH TONAWANDA	02/06/25	2025-	01939	WINGROVE DANIEL L, SANDES-WINGROVE GLORIA	ROWAN, CARTER	176.77-1-25	214 LINWOOD AVE	\$215,000.00
291200	CITY OF NORTH TONAWANDA	02/06/25	2025-	01924	DEFRANK, DESIREE M	OHARROW, SETH	182.09-4-6	662 BARRALLY ST	\$219,000.00
291200	CITY OF NORTH TONAWANDA	02/06/25	2025-	01972	MARSHALL, DEBORAH	INGRASSIA, JOSEPH D	176.11-2-60	1549 RUIE RD	\$250,000.00
291200	CITY OF NORTH TONAWANDA	02/07/25	2025-	02002	WOLCOTT DEVELOPMENT LLC, BONCORE LILLIAN, KRIER WILLIAM	DEUEL, JORDAN M	182.71-1-10	398 FALCONER ST	\$185,900.00
291200	CITY OF NORTH TONAWANDA	02/10/25	2025-	02092	ESTATE OF MARY P GARRETT	KOBEL, MARK	176.19-2-9	659 WURLITZER DR	\$280,000.00
291200	CITY OF NORTH TONAWANDA	02/10/25	2025-	02071	CHEELEY (TRUELL), MARGARET A	RED HUT RENTALS LLC	185.23-2-44	332 GOUNDRY ST	\$685,000.00

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291200	CITY OF NORTH TONAWANDA	02/11/25	2025-	02206	JP MORGAN CHASE BANK N.A.	OSEWALT, RONALD	182.32-2-1.2	821 REVERE AVE	\$183,000.00
291200	CITY OF NORTH TONAWANDA	02/11/25	2025-	02221	BRUBAKER, JASON A	ZHAO, YALI	175.15-2-20	271 DRAKE DR	\$205,000.00
291200	CITY OF NORTH TONAWANDA	02/11/25	2025-	02160	BARDEN, MARCIA L A	BURKE, THOMAS M	182.73-3-16	382 SPRUCE ST	\$229,900.00
291200	CITY OF NORTH TONAWANDA	02/12/25	2025-	02252	SAHOTA INTERNATIONAL LTD LLC	HAMID, SUHA	182.53-2-9	657 OLIVER ST	\$72,000.00
291200	CITY OF NORTH TONAWANDA	02/12/25	2025-	02254	HEWITT CHARLES A & CARL, SPECK RHONDA MEANY ROXANN	ELJACK LLC	182.61-3-5	13 SECOND AVE	\$81,000.00
291200	CITY OF NORTH TONAWANDA	02/13/25	2025-	02293	LO TEMPIO VINCENT ESQ	AMOS FINANCIAL LLC	182.32-1-34	737 HARDING AVE	\$263,292.00
291200	CITY OF NORTH TONAWANDA	02/18/25	2025-	02506	ABT, LINDA	GORNIKIEWICZ, BRANDON	182.73-2-48	385 SPRUCE ST	\$219,900.00
291200	CITY OF NORTH TONAWANDA	02/19/25	2025-	02531	PANARO RONALD, PANARO (BARON) SHANNON	HARDING, MAUREEN	176.61-1-25	261 NORTH AVE	\$120,000.00
291200	CITY OF NORTH TONAWANDA	02/19/25	2025-	02556	JOHN PAUL PROPERTIES LLC	368 SCHENK PROPERTIES LLC	182.71-2-26	368 SCHENCK ST	\$230,000.00
291200	CITY OF NORTH TONAWANDA	02/21/25	2025-	02660	KORNAKER JOHN J, KORNAKER EVA B	LUCKMAN, BARBARA	176.18-4-20	1102 NASH RD	\$274,900.00
291200	CITY OF NORTH TONAWANDA	02/25/25	2025-	02846	MILAZZO, CHRISTINE M	WANNAS, MOHAMMED	175.83-1-23	1242 OLIVER ST	\$116,000.00
291200	CITY OF NORTH TONAWANDA	02/25/25	2025-	02771	853 BRIGHTON ROAD LLC	ADAMCZYK, TERRY M JR	181.27-1-61	18 MONROE ST	\$134,500.00
291200	CITY OF NORTH TONAWANDA	02/27/25	2025-	02971	FENGER, JOHN	REIST, JAY	185.24-1-58	373 GOUNDRY ST	\$631,000.00
291200	CITY OF NORTH TONAWANDA	02/28/25	2025-	03040	BECK HANNO T, DIAMOND VALERIE F	1924 NIAGARA LLC	185.30-1-13	44 CHRISTIANA ST	\$165,000.00
292000	TOWN OF CAMBRIA	02/10/25	2025-	02089	ROSASCO JAMES E JR, ROSASCO JANJIRA	EQUITY TRUST CO FBO, PAUL J ASWAD IRA	93.00-2-36.1	4894 LOWER MOUNTAIN RD	\$330,000.00
292000	TOWN OF CAMBRIA	02/13/25	2025-	02313	WALKER, DANIEL J	BLYASHUK, TIMOFEY	106.00-1-93.2	3769 UPPER MOUNTAIN RD	\$46,000.00
292000	TOWN OF CAMBRIA	02/19/25	2025-	02513	MARGEVICH ROBERT E & MARTIN P & DOUGLAS E, WAGNER CAROLINE A	KNIBBS, SHANE D	105.00-1-33	5050 BAER RD	\$310,000.00
292000	TOWN OF CAMBRIA	02/20/25	2025-	02639	CELLINI CHRIS, SNYDER EDWARD ESQ	NAVY FEDERAL CREDIT UNION	121.00-1-40	5902 MEAHL RD	\$240,961.00
292289	TOWN OF HARTLAND	02/07/25	2025-	02044	SECRETARY OF VETERANS AFFAIRS	BARONICH, CODY J	69.02-1-15	3338 HARTLAND RD	\$33,000.00
292289	TOWN OF HARTLAND	02/11/25	2025-	02153	ESTATE OF ELLIOTT, LAURAEETTA M	CROWE, STEPHEN	69.00-1-12	3628 ORANGEPORT RD	\$28,500.00
292289	TOWN OF HARTLAND	02/13/25	2025-	02300	CIAVATTA, CHARITY	FANARA, SAMUEL F	43.00-1-9.2	SEAMAN RD	\$90,000.00
292289	TOWN OF HARTLAND	02/19/25	2025-	02549	BROWN, CARI	ZIEHL, KARL	57.00-1-17	DRUM RD	\$23,000.00
292289	TOWN OF HARTLAND	02/20/25	2025-	02617	COMAS BAEZ, LUIS	CONFER, TYLER	84.00-1-14.2	ROY-HART TOWNLINE RD	\$50,000.00
292401	VILLAGE OF LEWISTON	02/04/25	2025-	01778	MANFREDI MICHAEL A, MANFREDI KATHY A	REID, CHRISTOPHER	101.14-2-27.22	595 SENECA ST	\$162,500.00
292401	VILLAGE OF LEWISTON	02/10/25	2025-	02075	BRYANT MATTHEW C, BRYANT LINDSAY M	VOLPE, ANTHONY M	101.07-3-53	430 WEST LN	\$475,000.00
292401	VILLAGE OF LEWISTON	02/27/25	2025-	02924	GENTILE, ROSEMARY	STATE OF NEW YORK	101.14-3-10	405 SOUTH FOURTH ST	\$272,000.00
292489	TOWN OF LEWISTON	02/05/25	2025-	01874	LEWISTON DEVELOPMENT GROUP LLC	CANTANESE FAMILY TRUST	102.10-1-47	4950 BIG VISTA DR	\$90,000.00
292489	TOWN OF LEWISTON	02/10/25	2025-	02142	BUENZOW, MARSHA A	PERRY, SHEILA A	101.08-2-71	756 MARY LN	\$360,000.00
292489	TOWN OF LEWISTON	02/11/25	2025-	02218	FREEMAN TRAVIS, FREEMAN SANDRA	EZ INDUSTRIES LLC	133.08-2-68	2898 NIAGARA ST	\$300,000.00
292489	TOWN OF LEWISTON	02/13/25	2025-	02325	QUINN DIANE C, PIKE TINA M, VANDETTE SANDRA MAY	DICAMILLO, MARISSA E	89.04-2-1	1985 RIDGE RD	\$260,000.00
292489	TOWN OF LEWISTON	02/18/25	2025-	02430	PIKE, TINA M	1997 RIDGE LLC	89.00-2-11.1	1997 RIDGE RD	\$100,800.00
292489	TOWN OF LEWISTON	02/18/25	2025-	02459	BOWLER THOMAS, PHILLIPS PAULA	SIPOWICZ, ANTHONY J	115.07-1-15	495 MEADOWBROOK DR	\$300,000.00
292489	TOWN OF LEWISTON	02/18/25	2025-	02463	RAMSEY TYLER J, STUTZMAN RAMSEY BRIANNA L	KOSTEK, KENNETH K	87.20-1-25	4740 CREEK RD	\$334,500.00
292489	TOWN OF LEWISTON	02/21/25	2025-	02671	Vlieg ALAN, HOOD ALEXANDRA	PRESUTTI, VINCENT J	73.19-1-4.3	561 PLETCHER RD	\$40,000.00
292489	TOWN OF LEWISTON	02/21/25	2024-	02710	ESTATE OF ALVIN T MCDONALD	KNOELL, MARKUS A	132.05-2-1	1660 SAUNDERS SETTLEMENT RD	\$160,000.00
292489	TOWN OF LEWISTON	02/21/25	2025-	02685	TOURBIN, JOHN F	COLLINS, TIMOTHY M	132.05-2-14	5915 KLINE RD	\$210,000.00
292489	TOWN OF LEWISTON	02/24/25	2025-	02723	IVANOVA INNA, CHANINA ELENA	LAMACCHIA, FRANCO	102.18-1-3.1	V/L UPPER MOUNTAIN RD	\$30,000.00
292489	TOWN OF LEWISTON	02/24/25	2025-	02741	WALLER EDWARD B, BROWN SANDRA L	DIBACCO, ANTHONY J	87.14-1-33.1	4655 LOWER RIVER RD	\$750,000.00
292489	TOWN OF LEWISTON	02/24/25	2025-	02763	SWITZER, SANDRA R	DIPIETRO, FRANK A	101.06-1-45	4796 LOWER RIVER RD	\$1,490,000.00
292489	TOWN OF LEWISTON	02/26/25	2025-	02869	LEWISTON HEIGHTS MERJ, ESTATE LLC	KINGSTON, RYAN M	101.20-2-7	5146 COUNTRY CLUB TRL	\$165,000.00
292489	TOWN OF LEWISTON	02/28/25	2025-	03082	FLESSEL, ALFRED E	PIAZZA, LAURA D	104.04-1-97	2502 UPPER MOUNTAIN RD	\$440,000.00
292600	TOWN OF LOCKPORT	02/03/25	2025-	01711	CONSTANTINO, GARY & BARBARA	MISTRETTA, FRANK	123.04-1-68	6528 AMY LN	\$331,590.00
292600	TOWN OF LOCKPORT	02/07/25	2025-	01985	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NY	138.04-4-6,/A	6233A THORNDEN PARK DR	\$196,000.00
292600	TOWN OF LOCKPORT	02/07/25	2025-	01985	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NY	138.04-4-6,/B	6233B THORNDEN PARK DR	\$196,000.00
292600	TOWN OF LOCKPORT	02/07/25	2025-	01985	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NY	138.04-4-6,/C	6233C THORNDEN PARK DR	\$196,000.00
292600	TOWN OF LOCKPORT	02/07/25	2025-	01985	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NY	138.04-4-6,/D	6233D THORNDEN PARK DR	\$196,000.00
292600	TOWN OF LOCKPORT	02/10/25	2025-	02064	JOHNSON, BRETT W & SARAH	GRANT, EMILY S & MARY	168.02-1-28	7260 TONAWANDA CREEK RD	\$210,000.00
292600	TOWN OF LOCKPORT	02/10/25	2025-	02073	CORDLE, KAREN C	WHITE, JESSICA L	138.02-1-177	6594 PARKWOOD DR	\$240,000.00
292600	TOWN OF LOCKPORT	02/11/25	2025-	02199	ESTATE OF CERAVOLO, THOMAS N	FINK, ALEX M	123.18-3-12	6399 SHERMAN DR	\$284,680.00
292600	TOWN OF LOCKPORT	02/14/25	2025-	02386	ESTATE OF BARTOSZEK, KEVIN S	MANTIONE, KARI M	152.01-4-24	6350 REBECCA RD	\$400,000.00
292600	TOWN OF LOCKPORT	02/18/25	2025-	02432	ESTATE OF THOME, ROBERT J	MARTINIC, ANDREA	123.14-2-40	5723 BEATTIE AVE	\$180,000.00

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292600	TOWN OF LOCKPORT	02/18/25	2025-	02416	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NY	138.04-4-4./A	6225A THORNDEN PARK DR	\$196,000.00
292600	TOWN OF LOCKPORT	02/18/25	2025-	02416	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NY	138.04-4-4./B	6225B THORNDEN PARK DR	\$196,000.00
292600	TOWN OF LOCKPORT	02/18/25	2025-	02416	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NY	138.04-4-4./C	6225C THORNDEN PARK DR	\$196,000.00
292600	TOWN OF LOCKPORT	02/18/25	2025-	02416	CL&F DEVELOPMENT LLC	NVR INC, D/B/A RYAN HOMES OF NY	138.04-4-4./D	6225D THORNDEN PARK DR	\$196,000.00
292600	TOWN OF LOCKPORT	02/26/25	2025-	02865	ESTATE OF WIESER, MARY ANGELINE	HATHAWAY, JAMES H	109.04-2-71	5208A MAGNOLIA DR	\$275,900.00
292600	TOWN OF LOCKPORT	02/26/25	2025-	02908	4004 LAKE AVE LLC	BEYER TRUCKING LLC	81.04-1-15	4004 LAKE AVE	\$390,500.00
292600	TOWN OF LOCKPORT	02/27/25	2025-	02969	ESTATE OF DETSCHNER, BARBARA A	DETSCHNER, DUANE R	122.03-1-26	5372 HINMAN RD	\$120,000.00
292600	TOWN OF LOCKPORT	02/27/25	2025-	02961	KOS, WILLIAM J	STRIFFLER, NICHOLAS JOSEPH	124.00-1-9.2	KECK RD	\$328,874.00
292600	TOWN OF LOCKPORT	02/28/25	2025-	03030	ALTMAN, HORACE R	GINTHER, JAELYN MARIE	124.03-2-20	7176 LINCOLN AVE EXT	\$236,000.00
292600	TOWN OF LOCKPORT	02/28/25	2025-	03079	E&R HORIZONS LLC	THOMPSON, ROGER ALFORD	94.02-1-22.12	4275 PURDY RD	\$269,900.00
292800	TOWN OF NEWFANE	02/03/25	2025-	01671	HORANBURG, DANIEL	TAULBEE, JONATHAN B	14.12-1-34	LKPT-OLCOTT RD	\$46,000.00
292800	TOWN OF NEWFANE	02/04/25	2025-	01776	IRON HALLS SDIRA LLC	MAGIC GRANDMA LLC	81.02-1-18	3954 LKPT-OLCOTT RD	\$150,000.00
292800	TOWN OF NEWFANE	02/05/25	2025-	01893	MORELLO ESTATE, SHARON	LANASA, JONATHAN JOSEPH	38.12-1-3	5976 IDE RD	\$199,900.00
292800	TOWN OF NEWFANE	02/06/25	2025-	01911	US BANK TRUST	VBAKLAYAN PROPERTY LLC	14.27-1-48	1597 FRANKLIN ST	\$63,000.00
292800	TOWN OF NEWFANE	02/06/25	2025-	01905	HILL, JACQUELINE ET. AL	HILL, CONNOR JOSEPH	6.04-1-1	6465 E E LAKE RD	\$190,000.00
292800	TOWN OF NEWFANE	02/07/25	2025-	01991	FINLEY, MICHAEL	MCKENZIE, JAMES F	5.80-1-9	5651 WEST BLUFF	\$550,000.00
292800	TOWN OF NEWFANE	02/10/25	2025-	02098	EIFERT TRUST	PISARSKI, CARTER D	38.16-2-65	2818 S MAIN ST	\$190,000.00
292800	TOWN OF NEWFANE	02/13/25	2025-	02319	SWANSON, THEODORE	SWANSON, BRIANA	66.00-1-41.2	3476 COOMER RD	\$45,000.00
292800	TOWN OF NEWFANE	02/18/25	2025-	02462	BEYER, STEPHANIE	MONICA M KANOUFF LLC	67.04-1-1	3609 LKPT-OLCOTT RD	\$40,000.00
292800	TOWN OF NEWFANE	02/24/25	2025-	02721	COMMUNITY LOAN SERVICING LLC	IRR, NICHOLAS	39.00-1-75.21	2501 N MAIN ST	\$245,000.00
292800	TOWN OF NEWFANE	02/26/25	2025-	02871	HACKETT ESTATE, KENNETH J	PECORARO, MICHAEL A	67.00-1-39	ROUNDS RD	\$55,000.00
292800	TOWN OF NEWFANE	02/28/25	2025-	03052	ELLNOR, JEREMY	ELLNOR, CAROLYN J	7.00-1-19.2	7150 E LAKE RD	\$135,000.00
292800	TOWN OF NEWFANE	02/28/25	2025-	03015	CLARK ESTATE, KERRY	HETHERLY, DEBORAHLYN	38.12-1-45	2694 N MAIN ST	\$143,000.00
293000	TOWN OF NIAGARA	02/04/25	2025-	01818	CORNELL, ROXANN	COLLAZO, EDWARD M	132.11-13-64	18 STEELE CIR	\$186,443.00
293000	TOWN OF NIAGARA	02/05/25	2025-	01888	GARNER, SARAH	JAWED, SADAF HINA	146.13-1-3	8231 PORTER RD	\$107,000.00
293000	TOWN OF NIAGARA	02/11/25	2025-	02204	MYLES, JACOB	ROSS ENTERPRISE ONE INC	144.26-3-11	2925 BIRCH AVE	\$42,500.00
293000	TOWN OF NIAGARA	02/12/25	2025-	02243	2020 STREET LLC	BALORAN, JULIENNE KRISTINA RAYMUNDO	130.84-1-41	3041 SAVANNAH ST	\$90,400.00
293000	TOWN OF NIAGARA	02/13/25	2025-	02336	PASSANESE, ANNETTE	SCHMIDT, ROBERT III	161.05-2-4	8224 RICHMOND AVE	\$245,000.00
293000	TOWN OF NIAGARA	02/14/25	2025-	02368	RAHMAN, ATIKUR & RIMA	WNY RPM SOLUTION INC.	144.26-4-50	2929 NEVADA AVE	\$30,000.00
293000	TOWN OF NIAGARA	02/19/25	2025-	02524	M&T BANK	WNY REALTY LLC	130.82-2-25	3006 LOUISIANA AVE	\$46,500.00
293000	TOWN OF NIAGARA	02/21/25	2025-	02689	ZANDER PROPERTIES LLC	CUL DEVELOPMENT LLC	131.46-2-11	4716 FOX AVE	\$132,500.00
293000	TOWN OF NIAGARA	02/21/25	2025-	02651	SHARDA LLC	FALLS VIEW IN INC	146.18-2-2	NIAGARA FALLS BLVD	\$1,020,000.00
293200	TOWN OF PENDLETON	02/11/25	2025-	02190	VARATHARAJAH, THANUSHAN	GOTTLER, KALIE M	150.04-3-16	4965 BRAUER DR	\$590,500.00
293200	TOWN OF PENDLETON	02/28/25	2025-	03013	DANGELO DANIEL A, DANGELO CRAIG M	TIGHE, DAVID M	164.02-1-58	7048 PINE LAKE TERR	\$149,000.00
293489	TOWN OF PORTER	02/21/25	2025-	02676	BAKER, PETER	HARDEN, RYAN	47.00-1-80	V/L LOCKPORT RD	\$80,000.00
293489	TOWN OF PORTER	02/26/25	2025-	02900	FLYNN, KEVIN	PASQUANTINO, JOHN J	73.06-1-2	3901 LOWER RIVER RD	\$82,400.00
293601	VILLAGE OF MIDDLEPORT	02/20/25	2025-	02614	CILIBERTO, DOMINICK L	ALELLO, MARK G	86.13-3-45	15 VERNON ST	\$55,000.00
293689	TOWN OF ROYALTON	02/05/25	2025-	01867	TIEFEL, BETH E	HESS, KEVIN	97.00-2-50.1	7910 ROCHESTER RD	\$26,000.00
293689	TOWN OF ROYALTON	02/20/25	2025-	02589	BERGEVIN, MICHELE ESQ REFEREE	NRZ REQ XI LLC	126.00-2-23.12	9056 CHESTNUT RIDGE RD	\$73,379.00
293689	TOWN OF ROYALTON	02/27/25	2025-	02999	LEWIS, MORGAN B	LEHMANN, CHRISTOPHER P	140.00-1-42.2	7760 AKRON RD	\$234,600.00
293689	TOWN OF ROYALTON	02/28/25	2025-	03054	ESTATE OF LACKI, STEPHEN	VANEVERY, AMY D	154.00-1-40	7635 SIMMS RD	\$135,000.00
293689	TOWN OF ROYALTON	02/28/25	2025-	03037	STORNELLI, MARIO	CHUNG, JOSHUA (6%) & JASON (88%)	100.00-1-54.1	ROCHESTER RD	\$185,000.00
293889	TOWN OF SOMERSET	02/18/25	2025-	02472	MARY LOUISE SMITH FAMILY TRUST	TRAKAS, ROBERT A	9.14-1-21	1385 QUAKER RD	\$200,000.00
294000	TOWN OF WHEATFIELD	02/03/25	2025-	01769	DURSUN, BINALI ET. AL	LAUGHLAN, KYLE M	161.12-2-34	6953 TAWNY DR	\$360,000.00
294000	TOWN OF WHEATFIELD	02/05/25	2025-	01857	LASH, DENNIS	ROESCH, BENJAMIN C	163.04-3-22	3766 SAGE CT	\$479,000.00
294000	TOWN OF WHEATFIELD	02/06/25	2025-	01922	ADAMS, JEFFREY & RANDY	SZLACHTA, FRANCIS DAVID	162.00-3-1.11	SY RD	\$135,000.00
294000	TOWN OF WHEATFIELD	02/26/25	2025-	02914	MARY VEROST REVOCABLE TRUST	TAYLOR, JEANNE	163.01-2-6	3282 BENHIL DR	\$305,000.00
294000	TOWN OF WHEATFIELD	02/26/25	2025-	02894	SELL, KAREN	DYL, JOSEPH	163.17-1-76	7193 WINBERT DR	\$350,000.00
294000	TOWN OF WHEATFIELD	02/28/25	2025-	03034	WIENKE, BURTON JR	TA, MICHAEL A	147.08-1-43	6321 WARD RD	\$235,556.00
294000	TOWN OF WHEATFIELD	02/28/25	2025-	03075	CJP INDUSTRIES LLC	6292 WALMORE LLC	146.00-1-7.12	6292 WALMORE RD	\$2,021,500.00

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294201	VILLAGE OF WILSON	02/05/25	2025-	01852	MOULDEN, HAZEL ET. AL	N8 ENTERPRISES LLC	23.09-1-20	351 LAKE ST	\$50,000.00
294201	VILLAGE OF WILSON	02/21/25	2025-	02654	BUBAR, MICHAEL	SCHULTZ-BUBAR, DARLA	23.09-1-68	209 CHERRY ST	\$91,000.00
294201	VILLAGE OF WILSON	02/27/25	2025-	02994	CARLO, MICHAEL	WILTSE, NATHAN	23.05-4-33	234 MCCHESENEY ST	\$123,690.00
294289	TOWN OF WILSON	02/06/25	2025-	01961	DOMINSKI, STEVEN & WENDY	MORALES MIRANDA, RODOLFO A	22.00-1-23	3499 WEST LAKE RD	\$375,900.00
294289	TOWN OF WILSON	02/11/25	2025-	02210	VANAKEN, DAVID & DEBRA	JONES, JOHN F	62.02-1-10.2	3498 PALMER RD	\$351,000.00
294289	TOWN OF WILSON	02/13/25	2025-	02307	PIRZADA, HASEEB	SUL LAGO LLC	12.16-1-26	4495 EAST LAKE RD	\$1,071,000.00
294289	TOWN OF WILSON	02/18/25	2025-	02452	MONTANA, MARC ET. AL	WEISNER, STEVEN A	65.00-2-29.2	3729 BEEBE RD	\$245,000.00
294289	TOWN OF WILSON	02/21/25	2025-	02670	SCHULTZ, CALVIN & DONALD	GUSTAFSON, ERIK C	65.00-1-10.112	NORTH RD	\$36,000.00