

NIAGARA COUNTY REAL ESTATE TRANSACTIONS - JULY 2025

SWIS	MUNICIPALITY	SALE DATE	LIBER	PAGE	GRANTOR	GRANTEE	SBL	ADDRESS	SALE PR
290900	CITY OF LOCKPORT	07/02/25	2025-	09536	MOHR, RALPH M ESQ REFEREE	FIVE STAR BANK	109.70-2-59	56 HARVEY AVE	\$ 126,474.00
290900	CITY OF LOCKPORT	07/02/25	2025-	09511	NUGENT, RICHARD & BARBARA L	WINTER, MICHAEL	123.09-1-27	32 LINCOLN AVE	\$ 235,554.00
290900	CITY OF LOCKPORT	07/09/25	2025-	09867	ESTATE OF MORAN, EDITH M	TRAYLOR, JEANINE	109.08-1-64	623 EAST AVE	\$ 255,000.00
290900	CITY OF LOCKPORT	07/10/25	2025-	09977	AUDETTE (F/K/A DEGRAU), KARLI N	VINCI, TONY	109.07-2-30	571 MARKET ST	\$ 130,000.00
290900	CITY OF LOCKPORT	07/14/25	2025-	10171	EQUITY TRUST COMPANY	HORNER, ZACHERY J	109.72-1-18	141 SPALDING ST	\$ 164,800.00
290900	CITY OF LOCKPORT	07/14/25	2025-	10182	CRF PROPERTIES LLC	MULLER, JOSHUA	123.11-1-35	21 EISENHOWER DR	\$ 213,000.00
290900	CITY OF LOCKPORT	07/15/25	2025-	10217	WATKINS, MARC L & ELLEN	BARCLAY, GREER E	109.78-3-36	89 PRICE ST	\$ 179,900.00
290900	CITY OF LOCKPORT	07/16/25	2025-	10283	LE, TINA T & HUNG V	CALLISHER, ARTHUR C	123.07-5-17	124 ROOSEVELT DR	\$ 201,000.00
290900	CITY OF LOCKPORT	07/17/25	2025-	10375	STINCHCOMB, EDWARD S	GARCIA, ANDREW A	123.09-1-16	91 LINCOLN AVE	\$ 405,555.00
290900	CITY OF LOCKPORT	07/18/25	2025-	10484	CHEASTY, LIAM P	MELENDEZ, JOSUE L	109.38-2-27	179 LOCK ST	\$ 200,000.00
290900	CITY OF LOCKPORT	07/23/25	2025-	10716	PREVITE, JOHN P	CARRINGTON, TROY	108.52-1-23	349 PROSPECT ST	\$ 93,000.00
290900	CITY OF LOCKPORT	07/23/25	2025-	10695	BUSCAGLIA, EMILY M	STOLL, DESMOND	123.10-1-16	552 LOCUST ST	\$ 381,000.00
290900	CITY OF LOCKPORT	07/25/25	2025-	10821	JOHN PAUL PROPERTIES LLC	CAUDILL-WHITE, DANIEL-LEE	109.18-1-23	24 WATERMAN ST	\$ 135,000.00
290900	CITY OF LOCKPORT	07/25/25	2025-	10874	RUIZ, ILENE L & CHAMBERS, SEAN M	EWING, TIARAH M	109.34-1-24	465 EAST UNION ST	\$ 235,000.00
290900	CITY OF LOCKPORT	07/30/25	2025-	11042	SCT PROPERTY MANAGEMENT LLC	PIAZZA, JUSTIN	108.76-2-51	42 WEBB ST	\$ 145,000.00
290900	CITY OF LOCKPORT	07/30/25	2025-	11030	JAMERS GROUP LLC	SYSO, ROSE V	109.17-3-65	70 MINARD ST	\$ 185,017.00
290900	CITY OF LOCKPORT	07/30/25	2025-	11108	SOULVIE, COLLEEN G	RUTZEN, ISABELLA E	109.48-2-29	240 CHESTNUT ST	\$ 195,000.00
290900	CITY OF LOCKPORT	07/30/25	2025-	11106	LAMONT, ANDREW P	MARCANTONIO, DIAMOND DANIWES	123.07-2-1	31 ROOSEVELT DR	\$ 275,000.00
290900	CITY OF LOCKPORT	07/31/25	2025-	11123	MATHER, BRIAN A	GRUDZINSKI, JARRETT D	109.79-1-6	18 SPRUCE ST	\$ 244,000.00
291100	CITY OF NIAGARA FALLS	07/01/25	2025-	09479	CARRANZA, CYNTHIA M	ASUS PROPERTY MANAGEMENT LLC	144.72-1-23	1208 17TH ST	\$ 92,500.00
291100	CITY OF NIAGARA FALLS	07/01/25	2025-	09482	PINE AVE NIAGARA LLC	ABUBEKER, AZIZ BEYAN	159.25-4-68	547 21ST ST	\$ 129,900.00
291100	CITY OF NIAGARA FALLS	07/01/25	2025-	09394	KOTLARZ ESTATE, SUSAN	JESSIE, PATRICK D	160.16-1-63	431 73RD ST	\$ 135,000.00
291100	CITY OF NIAGARA FALLS	07/01/25	2025-	09405	UPSTATE HOMES 1 LLC	CRANE, MICHAEL	161.69-1-34	213 81ST ST	\$ 180,000.00
291100	CITY OF NIAGARA FALLS	07/01/25	2025-	09480	DUBOIS, CURTIS & KATHLEEN	LE, HOAN	159.54-1-44	113 6TH ST	\$ 650,000.00
291100	CITY OF NIAGARA FALLS	07/02/25	2025-	09500	MAN, CAO & TIEN, LU	MA TRADERS NY INC	161.13-4-26	411 81ST ST	\$ 75,000.00
291100	CITY OF NIAGARA FALLS	07/02/25	2025-	09552	BISMILLAH TAX & ACCT SERV.	KHAN B R, MUHAMMED	159.30-3-18	515 9TH ST	\$ 75,000.00
291100	CITY OF NIAGARA FALLS	07/02/25	2025-	09548	PETERSON ESTATE, RAYMOND	LONGO, JANET L	160.83-1-31	142 72ND ST	\$ 79,000.00
291100	CITY OF NIAGARA FALLS	07/02/25	2025-	09519	RAPP ESTATE, KATHLEEN	MICHAEL, KAYLA	161.17-1-33	242 85TH ST	\$ 140,000.00
291100	CITY OF NIAGARA FALLS	07/02/25	2025-	09496	AHMED HEDAYET UDDIN, AKTER SHAMIMA	CARACO, CARTER N	144.48-1-71	1504 CLEVELAND AVE	\$ 171,000.00
291100	CITY OF NIAGARA FALLS	07/03/25	2025-	09651	RODRIGUEZ, ARMANTINA	REID, OWEN	144.57-2-24	1871 SOUTH AVE	\$ 40,000.00
291100	CITY OF NIAGARA FALLS	07/03/25	2025-	09671	230 LASALLE, HAMES LLC	BRICK & BEAM CONSTRUCTION CORP	144.63-1-11	1127 LINWOOD AVE	\$ 62,500.00
291100	CITY OF NIAGARA FALLS	07/03/25	2025-	09668	GINA TITUS PROPERTIES LLC	GAUR, KAVITA	144.72-1-8	1519 WHITNEY AVE	\$ 110,000.00
291100	CITY OF NIAGARA FALLS	07/03/25	2025-	09640	BAMBERG, MICHAEL & SABRINA	TRAPASSO, TYLER J	161.17-1-24	237 84TH ST	\$ 240,000.00
291100	CITY OF NIAGARA FALLS	07/07/25	2025-	09725	AL-THANI, TURKI	SAHA ROCKY, MANIK MD TAZUL ISLAM	144.49-2-4	2115 22ND ST	\$ 38,000.00
291100	CITY OF NIAGARA FALLS	07/07/25	2025-	09690	AL-THANI, TURKI A RAHMAN M A	FORTUNES AMERICA PROPERTIES LLC	144.46-2-21	955 NIAGARA AVE	\$ 58,000.00
291100	CITY OF NIAGARA FALLS	07/07/25	2025-	09684	BARROW PROPERTIES LLC	AMANTIA, ASHLEY	160.75-1-35	329 71ST ST	\$ 76,500.00
291100	CITY OF NIAGARA FALLS	07/07/25	2025-	09697	KEYBANK N.A.	SMITH, ISIAH C JR	144.36-1-34	2664 FAIRWAY DR	\$ 143,000.00
291100	CITY OF NIAGARA FALLS	07/07/25	2025-	09747	TOY, JUSTINE	MESSANA, KERRY	161.13-4-69	433 80TH ST	\$ 200,000.00
291100	CITY OF NIAGARA FALLS	07/08/25	2025-	09840	ESTATE OF CATHERINE N SMITH	REIMER, BARBARA J	159.43-3-31	2724 WELCH AVE	\$ 124,000.00
291100	CITY OF NIAGARA FALLS	07/08/25	2025-	09846	EVERETT, JUSTIN	ALLEN, JOSHUA GABRIEL	161.17-1-44	211 85TH ST	\$ 218,500.00
291100	CITY OF NIAGARA FALLS	07/08/25	2025-	09829	APOSTOLOS, ANTHONY	ADAMS, CAROL S	161.18-3-23	9115 GRIFFON AVE	\$ 271,000.00
291100	CITY OF NIAGARA FALLS	07/08/25	2025-	09820	GREEN, EMILY K	616 CHILTON HOLDING LLC	144.62-1-84	616 CHILTON AVE	\$ 295,000.00
291100	CITY OF NIAGARA FALLS	07/09/25	2025-	09923	TATANKA GROUP BUILDERS INC	M&T PROPERTY DEVELOPMENT INC	144.80-1-60	775 15TH ST	\$ 45,000.00
291100	CITY OF NIAGARA FALLS	07/09/25	2025-	09939	KHAN RABIUL, HASSAN MONZUR, HOSSAIN ANWAR A-K-M	MAIH, RAKIBUL	144.57-4-10	1841 MICHIGAN AVE	\$ 82,000.00
291100	CITY OF NIAGARA FALLS	07/09/25	2025-	09891	CHASE, PHILIP & CHRISTINE	SAVERY, CHRISTOPHER	159.28-4-61	3612 SHERWOOD AVE	\$ 150,000.00
291100	CITY OF NIAGARA FALLS	07/09/25	2025-	09862	MONTY HOLDINGS GROUP LLC	CRONIN, MICHELLE L	130.71-1-42	3834 DEVEAUX ST	\$ 153,000.00
291100	CITY OF NIAGARA FALLS	07/09/25	2025-	09869	BRANDON, CHRISTOPHER M SR	TUMPKIN, ROCHELLE	144.43-1-52	2918 JERAULD AVE	\$ 195,000.00
291100	CITY OF NIAGARA FALLS	07/09/25	2025-	09871	ALEXANDER, SAMANTHA & ZACK	MOON, MARISA	160.15-3-11	454 70TH ST	\$ 212,000.00
291100	CITY OF NIAGARA FALLS	07/10/25	2025-	09969	1606 FERRY BOAT TRUST	AL KABIR CORP	159.24-4-28	1606 FERRY AVE	\$ 110,000.00
291100	CITY OF NIAGARA FALLS	07/11/25	2025-	10071	CESSNA, JOSEPH	SSK COZY PLACE INC	160.56-1-55	5698 DEVLIN AVE	\$ 5,000.00
291100	CITY OF NIAGARA FALLS	07/11/25	2025-	10042	FORWARD CO LTD	EQUITY TRUST CO	144.72-2-24	1738 LASALLE AVE	\$ 35,000.00
291100	CITY OF NIAGARA FALLS	07/11/25	2025-	10064	THUMAN DENNIS, THUMAN JOANNE	LAUREANO-VELAZQUEZ, RAMON	144.40-2-24	1736 NORTH AVE	\$ 45,000.00
291100	CITY OF NIAGARA FALLS	07/11/25	2025-	10064	THUMAN DENNIS, THUMAN JOANNE	LAUREANO-VELAZQUEZ, RAMON	144.40-2-25	1726 NORTH AVE	\$ 45,000.00
291100	CITY OF NIAGARA FALLS	07/11/25	2025-	10024	ISLAM, SHAILA & SHAINEE	WILLIAMS, VANCE	160.40-1-3	5633 CHARLES AVE	\$ 62,500.00
291100	CITY OF NIAGARA FALLS	07/11/25	2025-	10027	OLIVERO, NANCY J	JAGOW, ROBERT GRANT	144.59-3-52	2955 MICHIGAN AVE	\$ 80,000.00
291100	CITY OF NIAGARA FALLS	07/11/25	2025-	10073	AMALAKI NIAGARA LLC	RRRH GROUP INC	159.30-3-23	530 9TH ST	\$ 135,000.00
291100	CITY OF NIAGARA FALLS	07/11/25	2025-	10076	GOJI NIAGARA LLC	RRRH GROUP INC	159.30-3-2	532 9TH ST	\$ 135,000.00

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291100	CITY OF NIAGARA FALLS	07/14/25	2025-	10085	ESTATE OF WILLIAM E FAEGIN	FAEGIN, THOMAS E	144.31-2-29	1137 GARDEN AVE	\$ 6,000.00
291100	CITY OF NIAGARA FALLS	07/14/25	2025-	10092	ILYA PROPERTIES LLC	RENTALL REALTY LLC	159.32-4-29	412 19TH ST	\$ 80,000.00
291100	CITY OF NIAGARA FALLS	07/14/25	2025-	10185	777 HOLDINGS LLC	ROGGIO, ROBERT	159.26-2-71	622 27TH ST	\$ 120,000.00
291100	CITY OF NIAGARA FALLS	07/14/25	2025-	10195	LABANYA INC	ROSE HOME FLIPPING LLC	144.81-2-63	2230 GRAND AVE	\$ 165,000.00
291100	CITY OF NIAGARA FALLS	07/14/25	2025-	10176	LAPP (FKA FAZZOLARI), AMANDA	SOUNDARA, PATIVAJ	160.12-4-37	677 78TH ST	\$ 183,600.00
291100	CITY OF NIAGARA FALLS	07/14/25	2025-	10114	CONWAY, JAMES	LOHOUSE, FAITH	161.55-1-7	734 91ST ST	\$ 204,900.00
291100	CITY OF NIAGARA FALLS	07/14/25	2025-	10150	KC ERIE NIAGARA PROPERTIES LLC	ALSTON, KIEARA G	160.64-1-56	171 56TH ST	\$ 210,000.00
291100	CITY OF NIAGARA FALLS	07/14/25	2025-	10125	PETROZZI ESTATE, JOSEPH	RAI, BALI	160.12-6-33	656 80TH ST	\$ 265,000.00
291100	CITY OF NIAGARA FALLS	07/15/25	2025-	10246	SCHULTZ, DEBRA D	MOSS, QUANTELLA T	144.71-2-35	1317 LASALLE AVE	\$ 100,000.00
291100	CITY OF NIAGARA FALLS	07/15/25	2025-	10249	PRICE, EDWIN G	JAIPAULSINGH-MORAN, LIZETTE	159.07-1-4	497 24TH ST	\$ 115,000.00
291100	CITY OF NIAGARA FALLS	07/15/25	2025-	10244	ABEL, JOHN	MERCILLIOTT, JENNIE EILEEN	161.13-1-39	601 81ST ST	\$ 183,000.00
291100	CITY OF NIAGARA FALLS	07/16/25	2025-	10292	EQUITY TRUST COMPANY, CUST. FBO KEVIN SEAMAN	MMT TRAVEL AGENCY INC	159.32-3-46	443 17TH ST	\$ 75,000.00
291100	CITY OF NIAGARA FALLS	07/17/25	2025-	10356	ESTATE OF KENNETH L NOKER	ROCKET MORTGAGE LLC	144.74-2-55	2412 FOREST AVE	\$ 132,600.00
291100	CITY OF NIAGARA FALLS	07/17/25	2025-	10353	GUZIK, CYNTHIA	AL-AMINTRADERS LLC	159.54-1-43	103 6TH ST	\$ 300,000.00
291100	CITY OF NIAGARA FALLS	07/17/25	2025-	10423	SAM & GRACE'S ENTERPRISES INC	LABANYA INC	144.83-2-78	2712 PINE AVE	\$ 305,000.00
291100	CITY OF NIAGARA FALLS	07/18/25	2025-	10488	SJR THREE LLC	CAIN, WILLIAM JACOB	159.50-1-5	2423 FALLS ST	\$ 189,999.00
291100	CITY OF NIAGARA FALLS	07/18/25	2025-	10488	SJR THREE LLC	CAIN, WILLIAM JACOB	159.50-1-4	2421 FALLS ST	\$ 189,999.00
291100	CITY OF NIAGARA FALLS	07/21/25	2025-	10561	VACCARO ESTATE, FRANK	GROVER, JAMES M	159.26-3-50	508 26TH ST	\$ 63,000.00
291100	CITY OF NIAGARA FALLS	07/21/25	2025-	10567	ABOUSAID, NIBAL G	LANE, LAKISHA D	144.65-2-29	2234 WILLOW AVE	\$ 105,000.00
291100	CITY OF NIAGARA FALLS	07/21/25	2025-	10538	VIG, KRISH	CAYMAR, CAYMAR VAHIDIAN	130.63-3-32	1112 COLLEGE AVE	\$ 165,000.00
291100	CITY OF NIAGARA FALLS	07/21/25	2025-	10519	AHKAR, WAQAS	ANTOINE, REGINA	159.42-2-48	2421 WELCH AVE	\$ 170,000.00
291100	CITY OF NIAGARA FALLS	07/21/25	2025-	10571	ST RAPHAEL R.C. PARISH, OF NIAGARA FALLS	FIRST BAPTIST CHURCH OF NIAGARA FALLS	130.71-1-1	3837 MACKLEM AVE	\$ 180,000.00
291100	CITY OF NIAGARA FALLS	07/21/25	2025-	10571	ST RAPHAEL R.C. PARISH, OF NIAGARA FALLS	FIRST BAPTIST CHURCH OF NIAGARA FALLS	130.71-1-3	3790 MCKOON AVE	\$ 180,000.00
291100	CITY OF NIAGARA FALLS	07/21/25	2025-	10503	THURMAN, KAREN J	JACKSON, PAUL	144.59-2-70	2936 WESTON AVE	\$ 195,000.00
291100	CITY OF NIAGARA FALLS	07/21/25	2025-	10542	CANONICO, CHRIS & EMILY	PRYOR, VICTORIA	161.10-1-24	1216 90TH ST	\$ 225,000.00
291100	CITY OF NIAGARA FALLS	07/21/25	2025-	10571	ST RAPHAEL R.C. PARISH, OF NIAGARA FALLS	FIRST BAPTIST CHURCH OF NIAGARA FALLS	130.71-1-4	1005 COLLEGE AVE	\$ 1,480,000.00
291100	CITY OF NIAGARA FALLS	07/22/25	2025-	10670	NOVAK, JOHNATHAN	ROSS ENTERPRISE ONE INC	161.70-1-12	8743 BUFFALO AVE	\$ 33,000.00
291100	CITY OF NIAGARA FALLS	07/22/25	2025-	10655	HAYWOOD, CATHERINE	531 BUFFALO HOLDING LLC	159.13-2-12	531 BUFFALO AVE	\$ 567,000.00
291100	CITY OF NIAGARA FALLS	07/23/25	2025-	10689	KASHISHIAN DEBRA & PAUL & KEVIN, EST OF DARRELL KASHISHIAN	KISSELL, RAYMOND J	130.10-3-21	4654 PATRICIA DR	\$ 160,000.00
291100	CITY OF NIAGARA FALLS	07/23/25	2025-	10727	H JUDITH STEWART, IRREVOCABLE TRUST	SPIRITOSANTO, MICHAEL	160.68-1-59	7525 FRONTIER AVE	\$ 175,000.00
291100	CITY OF NIAGARA FALLS	07/23/25	2025-	10693	CAMACHO, SYLVIA	SCHIRO, VINCENT H	161.07-3-16	1350 CARAVELLE DR	\$ 190,000.00
291100	CITY OF NIAGARA FALLS	07/23/25	2025-	10699	KAVANAUGH-GONZALEZ SHANNON, KAVANAUGH MICHAEL	BUDD, PAUL L	144.12-1-25	2429 PARKVIEW DR	\$ 335,000.00
291100	CITY OF NIAGARA FALLS	07/24/25	2025-	10794	HUSSAIN, YASIN	ADAMS, ALEXIS	159.25-1-43	628 21ST ST	\$ 128,000.00
291100	CITY OF NIAGARA FALLS	07/24/25	2025-	10774	TOMLIN, DANIEL J	HETRICK, CHRISTOPHER JR	161.11-2-71	1039 100TH ST	\$ 240,000.00
291100	CITY OF NIAGARA FALLS	07/25/25	2025-	10865	PADUANO, PAUL	HIDER, MOHAMMED I	159.41-3-24	1968 WELCH AVE	\$ 60,000.00
291100	CITY OF NIAGARA FALLS	07/25/25	2025-	10889	EQUITY TRUST COMPANY	1336 VANDERBILT NY TRUST	130.63-2-47	1336 VANDERBILT AVE	\$ 75,000.00
291100	CITY OF NIAGARA FALLS	07/25/25	2025-	10898	EQUITY TRUST COMPANY	346 38TH STREET NY TRUST	159.44-1-39	344 38TH ST	\$ 75,000.00
291100	CITY OF NIAGARA FALLS	07/25/25	2025-	10898	EQUITY TRUST COMPANY	346 38TH STREET NY TRUST	159.44-1-40	346 38TH ST	\$ 75,000.00
291100	CITY OF NIAGARA FALLS	07/25/25	2025-	10846	MURPHY, CHARLENE	VAQUERO, FRANCISCO	144.74-1-6.1	2423 WHITNEY AVE	\$ 169,000.00
291100	CITY OF NIAGARA FALLS	07/25/25	2025-	10891	HEITMAN, DAWN	BUTTON, JACOB	160.20-1-5	7514 STEPHENSON AVE	\$ 169,600.00
291100	CITY OF NIAGARA FALLS	07/25/25	2025-	10826	WINTERS, ASHLEY	ANDREWS, FRANK J	161.55-1-13	801 91ST ST	\$ 204,580.00
291100	CITY OF NIAGARA FALLS	07/25/25	2025-	10824	DANGELO, MICHAEL & SAL	GUZIK, CYNTHIA J	159.13-10-8.2	151 BUFFALO AVE	\$ 319,000.00
291100	CITY OF NIAGARA FALLS	07/28/25	2025-	10969	LEE, ROBERT E	SCHUMACHER, MARY L	159.35-1-39	2724 ORLEANS AVE	\$ 120,000.00
291100	CITY OF NIAGARA FALLS	07/28/25	2025-	10969	LEE, ROBERT E	SCHUMACHER, MARY L	159.35-1-52	2719 LIVINGSTON AVE	\$ 120,000.00
291100	CITY OF NIAGARA FALLS	07/30/25	2025-	11099	PAGE ESTATE, DANIEL	NEISEN, KATHERINE AGNES	161.13-2-44	715 83RD ST	\$ 165,000.00
291100	CITY OF NIAGARA FALLS	07/31/25	2025-	11151	ANB SYSTEM SUPPLIES LLC	RAAR USA LLC	160.06-1-9.1	4761 PACKARD RD	\$ 140,000.00
291100	CITY OF NIAGARA FALLS	07/31/25	2025-	11152	ANB SYSTEM SUPPLIES LLC	RAAR USA LLC	160.06-1-9.2	709 47TH ST	\$ 140,000.00
291100	CITY OF NIAGARA FALLS	07/31/25	2025-	11130	SEC OF HUD	KENDALL, MARISSA ROSE	161.47-3-10	1026 93RD ST	\$ 140,551.00
291200	CITY OF NORTH TONAWANDA	07/01/25	2025-	09402	GUIDO DAVID, MAW DIANE M, MAGRUM LYNDIA A	MAGRUM, LYNDIA A	182.10-1-17	767 NIAGARA PKWY	\$ 200,000.00
291200	CITY OF NORTH TONAWANDA	07/01/25	2025-	09451	ESTATE OF ROBERT E HECKMAN	WEISER, NICHOLAS	182.48-1-56	78 DONALD DR	\$ 235,716.00
291200	CITY OF NORTH TONAWANDA	07/02/25	2025-	09528	HUGHES KEVIN, HUGHES LISA	MALONEY, MICHAEL	185.12-2-21	1191 SWEENEY ST	\$ 367,000.00
291200	CITY OF NORTH TONAWANDA	07/02/25	2025-	09525	MARRANO/MARC EQUITY CORPORATION	FLUTT, JONATHAN C	185.08-5-27	269 CARDINAL WAY	\$ 629,068.00
291200	CITY OF NORTH TONAWANDA	07/03/25	2025-	09608	DIMATTEO, BRIAN S	WHITMIRE, KELLY M	176.10-3-10	1330 FORBES ST	\$ 325,000.00
291200	CITY OF NORTH TONAWANDA	07/03/25	2025-	09604	NORBERT M WITT, FAMILY TRUST	CECKOWSKI, KEITH R	176.13-1-94	1444 FAIRFIELD DR	\$ 630,000.00
291200	CITY OF NORTH TONAWANDA	07/07/25	2025-	09678	SJ PROPERTIES & CONSTRUCTION, LLC	SUKMANOWSKI, PAUL J	182.78-4-19	260 PAYNE AVE	\$ 210,940.00
291200	CITY OF NORTH TONAWANDA	07/07/25	2025-	09741	RAMBLER KAREN L, RICHMOND KELLY M	HEWITT, JOSEPH N	175.59-1-5	496 WALLACE AVE	\$ 238,000.00

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291200	CITY OF NORTH TONAWANDA	07/07/25	2025-	09739	BROCK MARCIA & CHRISTOPHER, CAMPBELL LISBETH	ROYER, VALECIA JO	176.16-3-53	843 SUN VALLEY DR	\$ 267,800.00
291200	CITY OF NORTH TONAWANDA	07/08/25	2025-	09811	TIMBLIN GARY L & MARC T, HANKEY CHRISTINE M	JOHNSON, SARAH M	182.54-3-10	287 SHARTLE PL	\$ 209,000.00
291200	CITY OF NORTH TONAWANDA	07/08/25	2025-	09826	WHEELER JOHN D, WHEELER JESSICA K	STOCK, DANIEL J	176.12-1-10	1783 RUIE RD	\$ 215,000.00
291200	CITY OF NORTH TONAWANDA	07/08/25	2025-	09832	GROSS KATE M, MARTINELLI MARK J	RELINSKI, RENEE	182.48-2-35	71 KLAUM AVE	\$ 270,000.00
291200	CITY OF NORTH TONAWANDA	07/08/25	2025-	09818	CLEMEN, ANDREW	PILATO, CHRISTINA N	176.19-1-3	541 WURLITZER DR	\$ 295,000.00
291200	CITY OF NORTH TONAWANDA	07/09/25	2025-	09934	GISEL, JEANNE	ACQUAH, HENRY	182.29-1-53	129 FOURTEENTH AVE	\$ 145,000.00
291200	CITY OF NORTH TONAWANDA	07/09/25	2025-	09930	CARELA MARIANELA Y, CARELA MANUEL E	MCCOLLIN, ANASTASIA	185.23-1-4	32 LINCOLN AVE	\$ 205,000.00
291200	CITY OF NORTH TONAWANDA	07/10/25	2025-	09974	PONIVAS, SANDRA A	DUMAIS, TYLER G	175.12-1-27	805 RUIE RD	\$ 221,000.00
291200	CITY OF NORTH TONAWANDA	07/11/25	2025-	10015	ESTATE OF BETTY J VERRALL	PECORARO, JOSEPH	176.16-3-36	852 FAIRMONT AVE	\$ 212,000.00
291200	CITY OF NORTH TONAWANDA	07/11/25	2025-	10062	STEVES MARK, RED BISON HOMES LLC	GIAMMARESI, THOMAS	185.08-4-53	125 BRENTWOOD DR	\$ 235,000.00
291200	CITY OF NORTH TONAWANDA	07/14/25	2025-	10149	CAMPBELL, BETTE J	RENTALL REALTY LLC	182.61-3-48	23 FIRST AVE	\$ 91,000.00
291200	CITY OF NORTH TONAWANDA	07/14/25	2025-	10174	SOBOL KEVIN, SOBOL (LARSON) RENEE	WHEELER, JOHN D	175.15-2-33	290 WARNER AVE	\$ 275,000.00
291200	CITY OF NORTH TONAWANDA	07/14/25	2025-	10086	CECKOWSKI, ELIZABETH	RANGEL, NAILY	175.76-1-20	182 JACKSON AVE	\$ 279,900.00
291200	CITY OF NORTH TONAWANDA	07/14/25	2025-	10180	SCHMIEDER ERIKA FRANK, HAAB ROSEMARY WOPPERER LINDA	ZMUDA, SARAH	182.08-2-27	1390 SHERWOOD AVE	\$ 280,000.00
291200	CITY OF NORTH TONAWANDA	07/14/25	2025-	10188	MUNK, BERT A	BROCKLEHURST, MICHAEL J	176.18-1-41	1229 MASTER ST	\$ 385,000.00
291200	CITY OF NORTH TONAWANDA	07/15/25	2025-	10255	BROWN, PAUL	FIGUEROA, ARAMIS III	182.69-2-22	412 OLIVER ST	\$ 130,000.00
291200	CITY OF NORTH TONAWANDA	07/15/25	2025-	10270	GLENORA A PRESCOTT, REVOCABLE TRUST	MONTE, CAROLINE	182.62-1-50	226 WHEATFIELD ST	\$ 216,000.00
291200	CITY OF NORTH TONAWANDA	07/15/25	2025-	10213	OCONNOR, PATRICK L	PETITO, NICHOLAS	176.14-5-68	1295 NASH RD	\$ 295,000.00
291200	CITY OF NORTH TONAWANDA	07/16/25	2025-	10344	KENNEDY PATRICK R, KENNEDY TINA A	ALEXANDER, ZACKARY J	176.11-4-2.2	1521 CAMBRIDGE AVE	\$ 390,000.00
291200	CITY OF NORTH TONAWANDA	07/17/25	2025-	10420	ESTATE OF CHERYL L BORTZ	CAMPAGNA, ALDEN	176.16-3-63	864 SUN VALLEY DR	\$ 312,000.00
291200	CITY OF NORTH TONAWANDA	07/21/25	2025-	10565	TOMASELLO JAMES, TOMASELLO JACQUELINE	PUTTING AROUND 2 LLC	185.08-4-30	146 CLAIR AVE	\$ 100,000.00
291200	CITY OF NORTH TONAWANDA	07/21/25	2025-	10582	CHOWDHURY, KAMAL MAHUMD	WATKINS, JOSEPH A	181.27-2-11	95 FELTON ST	\$ 157,000.00
291200	CITY OF NORTH TONAWANDA	07/22/25	2025-	10620	BRICK DANIEL, TRUSTEE IN BANKRUPTCY	SNYDER, BRIAN D	176.18-2-6	375 WURLITZER DR	\$ 5,000.00
291200	CITY OF NORTH TONAWANDA	07/22/25	2025-	10600	BGT PRECISION GEAR CORP, FKA RILEY GEAR CORP	BOECK, GREGORY T	181.27-2-31	66 FELTON ST	\$ 14,450.00
291200	CITY OF NORTH TONAWANDA	07/22/25	2025-	10674	GABOR, THOMAS A	KUBIAK, RACHEL M	185.08-2-10	256 BELMONT CT WEST	\$ 265,000.00
291200	CITY OF NORTH TONAWANDA	07/22/25	2025-	10619	DILL, LAUREEN A	SNYDER, BRIAN D	176.18-2-6	375 WURLITZER DR	\$ 303,800.00
291200	CITY OF NORTH TONAWANDA	07/22/25	2025-	10626	KRAUSS, JESSICA L	PEPPERDAY, MICHAEL	181.28-4-9	96 NORTHEAST AVE	\$ 321,999.00
291200	CITY OF NORTH TONAWANDA	07/23/25	2025-	10764	DUNCAN, CAROL A	DONOVAN, BRENNNA	182.45-2-14	153 EIGHTH AVE	\$ 185,000.00
291200	CITY OF NORTH TONAWANDA	07/23/25	2025-	10741	SCALISE'S DELI LLC	MUTHANA, AREF S	182.78-1-17	158 SCHENCK ST	\$ 340,000.00
291200	CITY OF NORTH TONAWANDA	07/25/25	2025-	10839	PRICE LONDON C, PRICE (MARTIN) MARISSA	KELLER, SHANNON	176.15-4-33	1309 ABINGTON PL	\$ 350,000.00
291200	CITY OF NORTH TONAWANDA	07/28/25	2025-	10908	DYE BRANDON J, DYE LIANA R	NEESON, BRIDGET	182.62-1-6	18 DAHLGREN PL	\$ 200,000.00
291200	CITY OF NORTH TONAWANDA	07/29/25	2025-	10978	SCHUMACHER, MARY L	1924 NIAGARA LLC	182.78-2-45	223 SCHENCK ST	\$ 105,000.00
291200	CITY OF NORTH TONAWANDA	07/30/25	2025-	11061	ESTATE OD DONALD KOWALCZYK	QUEEN CITY INVEST LLC	182.10-1-36	641 SHAD ST	\$ 85,000.00
291200	CITY OF NORTH TONAWANDA	07/30/25	2025-	11078	SALAH, QUSAY	HERGERT, AMANDA	182.69-1-26	148 MILLER ST	\$ 169,000.00
291200	CITY OF NORTH TONAWANDA	07/31/25	2025-	11117	REID, JACOB	REID, AMY S	182.78-4-47	216 THOMPSON ST	\$ 235,000.00
291200	CITY OF NORTH TONAWANDA	07/31/25	2025-	11120	BARBOUR, DEBORAH P	LESOLD, SARA	176.09-1-59	550 NORTH AVE	\$ 260,000.00
292000	TOWN OF CAMBRIA	07/03/25	2025-	09665	SCARFONE, JAMES S	MAYER, SIERRA	120.00-2-37.122	V/L LOCKPORT RD	\$ 400,000.00
292000	TOWN OF CAMBRIA	07/03/25	2025-	09665	SCARFONE, JAMES S	MAYER, SIERRA	120.00-2-37.2	4107 LOCKPORT RD	\$ 400,000.00
292000	TOWN OF CAMBRIA	07/09/25	2025-	09860	TALUN, NATHAN A	PARKS, BRANDON	92.00-1-82.121	V/L GREEN RD	\$ 125,000.00
292000	TOWN OF CAMBRIA	07/10/25	2025-	09984	GUSTAFSON, SHANE L	YATES, LINDSAY	91.00-1-49	V/L BAER RD	\$ 81,000.00
292000	TOWN OF CAMBRIA	07/14/25	2025-	10157	ST ONGE, JACQUE A	GREENWALD, JACOB D	107.04-1-13	5069 UPPER MOUNTAIN RD	\$ 330,100.00
292000	TOWN OF CAMBRIA	07/15/25	2025-	10204	GILL, KYLE D	HOLLER, JONATHAN D	79.00-2-42	4936 RIDGE RD	\$ 235,000.00
292000	TOWN OF CAMBRIA	07/21/25	2025-	10517	JAMES-CASE, BRENDA M	MILLEVILLE, MIKAELA	79.00-1-78	4450 RIDGE RD	\$ 315,000.00
292000	TOWN OF CAMBRIA	07/29/25	2025-	10974	SZUFLITA, TERRI A	T BROTHERS INC	105.00-1-53	3159 UPPER MOUNTAIN RD	\$ 215,000.00
292289	TOWN OF HARTLAND	07/01/25	2025-	09472	NVGJ&J PROPERTIES LLC	RF ACRES LLC	71.00-1-15.111	DRUM RD	\$ 232,900.00
292289	TOWN OF HARTLAND	07/18/25	2025-	10431	DECASTRO, RACQUEL M	KHATUN, SAHINUR	54.00-3-7	3100 BISHOP RD	\$ 21,000.00
292289	TOWN OF HARTLAND	07/21/25	2025-	10595	BOCHIECHIO, JEFFREY T ESQ REFEREE	FLAGSTAR BANK FSB	57.00-2-19	9773 RIDGE RD	\$ 99,949.00
292289	TOWN OF HARTLAND	07/29/25	2025-	10995	MANICKI, JULIE M	MANICKI, SARAH E	71.00-1-41.1	3556 ROBSON RD	\$ 125,000.00
292489	TOWN OF LEWISTON	07/01/25	2025-	09425	ESTATE OF MARGARET C LANGLOIS	HOBBLE, WALTER D	101.06-1-13	441 HARPER DR	\$ 400,000.00
292489	TOWN OF LEWISTON	07/02/25	2025-	09494	BEGGS, JARED T	SHARPSTEEN, JOANNE M	90.00-2-15	2364 RIDGE RD	\$ 560,000.00
292489	TOWN OF LEWISTON	07/03/25	2025-	09612	TINKLEPAUGH ROBERT, TINKLEPAUGH CHANTEL	DREW, JEFFREY K	131.06-2-45.1	1076 SAUNDERS SETTLEMENT RD	\$ 275,000.00
292489	TOWN OF LEWISTON	07/03/25	2025-	09609	WERTS GEORGE E, WERTS MELINDA L	KEESING, DARIN	101.06-2-32	410 TRYON DR	\$ 305,000.00
292489	TOWN OF LEWISTON	07/07/25	2025-	09752	MUSCARELLA PETER II, MUSCARELLA SHERYL D	GEE, AMANDA R	101.02-1-20	669 CHICORA DR	\$ 765,000.00
292489	TOWN OF LEWISTON	07/11/25	2025-	10043	GMD DEVELOPMENT LLC	LOMBARDI, JASON	73.19-1-64	517 RIVERWALK DR	\$ 30,000.00
292489	TOWN OF LEWISTON	07/17/25	2025-	10397	CIANCHETTI, KRISTIN M	SNOOK, CHARLES J	87.08-1-24	4369 AUTUMN LN	\$ 620,000.00
292489	TOWN OF LEWISTON	07/17/25	2025-	10365	HOLFOTH DAVID E, HOLFOTH KAREN A	CHURCHILL, FELIX	101.08-6-10	670 RAYMOND DR	\$ 650,000.00

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292489	TOWN OF LEWISTON	07/22/25	2025-	10635	RUBLE, LEANNE C	GORNICKI, TYLER A	131.06-1-32	986 BROOKSIDE DR NO	\$ 233,500.00
292489	TOWN OF LEWISTON	07/24/25	2025-	10788	HENRY RONALD, HENRY JANICE	BRASCOUPE, REBECCA	118.00-2-56	5349 BRIDGEMAN RD	\$ 270,000.00
292489	TOWN OF LEWISTON	07/24/25	2025-	10806	BONIELLO, RALPH A III	LOZINA, ROBERT J	101.02-2-47	611 BRIARWOOD LN	\$ 525,000.00
292489	TOWN OF LEWISTON	07/25/25	2025-	10897	GATT DAVID, GATT RHONDA	SALVATORE, ANGELINA	73.19-1-25	4286 RIVERWALK DR S	\$ 418,000.00
292489	TOWN OF LEWISTON	07/30/25	2025-	11027	BAX TIMOTHY G II, BAX KARA J	MERRELL, SUSANNE	131.06-1-62	928 NORTH HEWITT DR	\$ 235,000.00
292489	TOWN OF LEWISTON	07/31/25	2025-	11162	ZOLNIER STANLEY S, ZOLNIER SUSAN H	KHATIB, DAVID K	87.18-1-41.2	4714 LOWER RIVER RD	\$ 1,300,000.00
292600	TOWN OF LOCKPORT	07/01/25	2025-	09468	GODFREY, JOHN B & LISA A	GODFREY, ANDREW J	124.05-5-59	7021 ACADEMY LN	\$ 265,000.00
292600	TOWN OF LOCKPORT	07/01/25	2025-	09397	MEYER, WILLIAM & CAROLYN & MICHELLE, & MEYER, JENNIFER & KATHERINE	HARPER, PAUL	152.03-2-17	6729 OLD BEATTIE RD	\$ 460,000.00
292600	TOWN OF LOCKPORT	07/01/25	2025-	09429	THE MARRANO/MARC-EQUITY CORPORATION	LEISTNER, JOHN M JR	152.01-4-91	6300 REBECCA RD	\$ 661,071.00
292600	TOWN OF LOCKPORT	07/02/25	2025-	09558	OGDEN, SCOTT	TCHUENTE, DELORE	122.04-2-38	5700 GLENDALE DR	\$ 261,000.00
292600	TOWN OF LOCKPORT	07/03/25	2025-	09567	POSCH, JOHN M JR & JULIA R	KASPEREK, ERIC T	138.02-1-30	6611 ROYAL PKWY N	\$ 256,000.00
292600	TOWN OF LOCKPORT	07/03/25	2025-	09653	SMITH, ZACHARY S	SANTOS, DIONN AGUAYO	94.01-1-47.2	5637 YOUNG RD	\$ 320,000.00
292600	TOWN OF LOCKPORT	07/03/25	2025-	09617	THE MARRANO/MARC-EQUITY CORP	MEYER, MICHELLE B	152.01-4-45	6312 REBECCA RD	\$ 621,809.00
292600	TOWN OF LOCKPORT	07/08/25	2025-	09848	BURD, WILLIAM R III	WOLFMUELLER, KARL J	138.02-1-255.1	1000 ROYAL PKWY	\$ 15,000.00
292600	TOWN OF LOCKPORT	07/08/25	2025-	09830	COVELL, CHARLES A & JUNE E	PIR CONSTRUCTION INC	80.03-1-19.12	5459 STONE RD	\$ 17,500.00
292600	TOWN OF LOCKPORT	07/08/25	2025-	09807	SAMUELS, NICOLE M	PHILLIPS-LYDELL, MAURA	124.05-4-6	6940 ACADEMY LN	\$ 238,000.00
292600	TOWN OF LOCKPORT	07/09/25	2025-	09926	AEGIS DEVELOPMENT GROUP INC	WOLFMUELLER, KARL J	138.02-1-255.2	1050 ROYAL PKWY	\$ 160,000.00
292600	TOWN OF LOCKPORT	07/09/25	2025-	09898	CRISWELL, COLEEN M, & WEEKS, REGINA A	HAAS, SARAH D	94.02-1-52.111	5859 STONE RD	\$ 260,000.00
292600	TOWN OF LOCKPORT	07/11/25	2025-	10031	ESTATE OF DION, BARBARA M	WEBB, ANN M	110.00-10-4.2	4810B CAMBRIDGE DR	\$ 250,000.00
292600	TOWN OF LOCKPORT	07/14/25	2025-	10167	COUTTS, KENNETH & BARBARA	LEE CARROLL HOLDING COMPANY LLC	124.02-1-23	5481 PINECREST DR	\$ 40,000.00
292600	TOWN OF LOCKPORT	07/14/25	2025-	10169	ESTATE OF MOLL, ELINOR M	6013 ROBINSON ROAD LLC	137.02-1-19.111	ROBINSON RD	\$ 100,000.00
292600	TOWN OF LOCKPORT	07/14/25	2025-	10118	WNY DEVELOPMENT INC	MOCHOL, SHAWN K	122.04-2-25	6090 STRAUSS RD	\$ 165,000.00
292600	TOWN OF LOCKPORT	07/15/25	2025-	10265	SINGH, AMARIJT & SHILPY K	MILLER, JEFFERY M	138.05-2-18	5982 SOUTHWOOD DR	\$ 527,000.00
292600	TOWN OF LOCKPORT	07/18/25	2025-	10441	NVR INC, D/B/A RYAN HOMES OF NY	OLCZAK, CATHERINE	138.04-4-4./D	6225D THORNDEN PARK DR	\$ 316,850.00
292600	TOWN OF LOCKPORT	07/18/25	2025-	10435	NVR INC, D/B/A RYAN HOMES OF NY	KILLION, ABIGAIL ANNE	138.04-4-4./A	6225A THORNDEN PARK DR	\$ 318,845.00
292600	TOWN OF LOCKPORT	07/21/25	2025-	10580	KOWALSKI, KARL B & TINA M	VERRATTI ACRES LLC	82.00-5-18	7061 SLAYTON SETT RD	\$ 160,000.00
292600	TOWN OF LOCKPORT	07/21/25	2025-	10504	LESTER (F/K/A CARTER), BRANDI B	OSCPALA, PAMELA	124.03-2-21	7180 LINCOLN AVE EXT	\$ 300,000.00
292600	TOWN OF LOCKPORT	07/21/25	2025-	10548	GETZ, KEVIN D, & ZIPP-GETZ, SHERI L	DABILL, JEFFREY F	94.03-1-59	5658 YOUNG RD	\$ 361,000.00
292600	TOWN OF LOCKPORT	07/21/25	2025-	10554	HOLDEN, JONATHAN P & PATRICIA N	KROM, KEVIN P	152.03-10-11	6314 BLUEBIRD LN	\$ 476,000.00
292600	TOWN OF LOCKPORT	07/22/25	2025-	10602	TAVERNIER, DANIEL L & JENNIFER D	WILTSE, CODY	152.01-4-36	6530 REBECCA RD	\$ 470,000.00
292600	TOWN OF LOCKPORT	07/23/25	2025-	10749	GHODDBANE, DONNA C	SEIER, KIMBERLY	81.04-3-15	6605 MULLIGAN RD	\$ 331,000.00
292600	TOWN OF LOCKPORT	07/23/25	2025-	10679	FETTERMAN, ERIC & SARAH E	NATIONAL RESIDENTIAL NOMINEE SERVICES INC	124.03-3-78	7203 WOODMORE CT	\$ 480,000.00
292600	TOWN OF LOCKPORT	07/23/25	2025-	10680	NATIONAL RESIDENTIAL NOMINEE SERVICES INC	LESTER, CHRISTOPHER J	124.03-3-78	7203 WOODMORE CT	\$ 480,000.00
292600	TOWN OF LOCKPORT	07/24/25	2025-	10800	MILLER, DAVID J	FUHREY, PETER FREDERICK	138.02-1-34	6619 ROYAL PKWY N	\$ 332,001.00
292600	TOWN OF LOCKPORT	07/28/25	2025-	10903	CAULEY, KANDYCE	GAROFALO, MICHAEL JOSEPH	124.05-3-45	7100 NORTHVIEW DR	\$ 229,900.00
292600	TOWN OF LOCKPORT	07/29/25	2025-	10975	NVR INC, D/B/A RYAN HOMES OF NEW YORK	DOMANSKI, JAMES JESSE	138.04-4-6./C	6233C THORNDEN PARK DR	\$ 314,225.00
292600	TOWN OF LOCKPORT	07/30/25	2025-	11045	BRIEN, TIMOTHY M & JENNIFER	MORRIS, CHRISTOPHER	138.04-2-30	6396 GREEN VALLEY LN	\$ 390,000.00
292600	TOWN OF LOCKPORT	07/30/25	2025-	11039	THE MARRANO/MARC-EQUITY CORPORATION	DOPTIS, PETER D	152.01-4-106	6216 LAKEWOOD LN	\$ 529,761.00
292800	TOWN OF NEWFANE	07/01/25	2025-	09398	GEISE, MATTHEW R	HALEY, TYLER J	38.12-3-42	2686 GRACE AVE	\$ 129,000.00
292800	TOWN OF NEWFANE	07/02/25	2025-	09535	ZEITZ, JAMES III	STAMER, CENZINA	5.82-1-30	1541 COOPER ST	\$ 150,900.00
292800	TOWN OF NEWFANE	07/09/25	2025-	09879	KAGELS ESTATE, DAVID	GAST, BRIAN	5.19-1-19	5765 W MAIN ST	\$ 215,000.00
292800	TOWN OF NEWFANE	07/09/25	2025-	09881	PREISCH, DANIELLE	CARRICK, JILL	6.18-1-19	6382 E LAKE RD	\$ 265,000.00
292800	TOWN OF NEWFANE	07/11/25	2025-	10068	GEPHART, MARY MARGARET	MATARRESE, JOSEPH	81.02-1-2	3798 LKPT-OLCOTT RD	\$ 60,900.00
292800	TOWN OF NEWFANE	07/11/25	2025-	10069	CARMER, LAURIE M & LARRY W, BY UBA, MARK R ESQ REFEREE	WESTERN NEW YORK & BEYOND INC	16.09-1-9	1861 HESS RD	\$ 95,113.00
292800	TOWN OF NEWFANE	07/11/25	2025-	10016	D'ORSANEO, MICHAEL A	WOODS, JANINE E	38.16-1-53	2761 THE HEIGHTS	\$ 245,000.00
292800	TOWN OF NEWFANE	07/14/25	2025-	10160	HOFFMAN, DENISE J, & BURGER, JEFFREY A	DANIELS, CRYSTAL J	40.00-1-13	2619 HESS RD	\$ 79,700.00
292800	TOWN OF NEWFANE	07/21/25	2025-	10559	PIPILES, ERNEST & ANDREWS, KAREN, & PIPILES-WOOLEY, DEBORAH	PIPILES, WILLIAM JOHN (3/4 INTEREST)	67.01-1-6	LKPT-OLCOTT RD	\$ 18,000.00
292800	TOWN OF NEWFANE	07/21/25	2025-	10534	HEDLEY, JAMES W	CREIG, TIMOTHY	5.81-1-48	1531 JACKSON ST	\$ 135,000.00
292800	TOWN OF NEWFANE	07/21/25	2025-	10558	CHOWN, RICHARD	ESSER, RICHARD A	7.01-1-6	7141 LAKE SHORE TERR	\$ 159,900.00
292800	TOWN OF NEWFANE	07/21/25	2025-	10557	CHOWN, RICHARD	ESSER, RICHARD A	7.01-1-5	7135 LAKE SHORE TERR	\$ 700,000.00
292800	TOWN OF NEWFANE	07/21/25	2025-	10556	CHOWN, RICHARD	ESSER, RICHARD A	7.01-1-4	7131 LAKE SHORE TERR	\$ 799,900.00
292800	TOWN OF NEWFANE	07/25/25	2025-	10881	VOLSCHOW, MERLE F JR & LESLIE A	RUSSELL, MAXWELL PETER	27.00-1-28	2344 HESS RD	\$ 405,000.00
292800	TOWN OF NEWFANE	07/29/25	2025-	11002	O'CONNELL, TIMOTHY ESQ REFEREE	WESTERN NEW YORK & BEYOND INC	52.00-1-13.2	3069 COOMER RD	\$ 172,000.00
292800	TOWN OF NEWFANE	07/30/25	2025-	11074	NAVARRO, JOSEPH & JANE	SMITH, JAMES C	14.06-1-15	5571 WEST BLUFF	\$ 430,000.00

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293000	TOWN OF NIAGARA	07/01/25	2025-	09459	MYLES CYNTHIA S & ANGELA D, SMITH MARGARET A	TRAN FAMILY TRUST	144.26-4-58	2934 BIRCH AVE	\$ 40,000.00
293000	TOWN OF NIAGARA	07/01/25	2025-	09418	ESPOSITO, FRANK JR	CONWAY, JAMES T JR	146.13-2-133	8636 THIRD AVE	\$ 272,000.00
293000	TOWN OF NIAGARA	07/01/25	2025-	09454	ADDAGATLA, SUJATHA	BLESSING NIAGARA LLC	145.07-3-49	2900 MILITARY RD	\$ 400,000.00
293000	TOWN OF NIAGARA	07/02/25	2025-	09544	ANDERSON, CHYNIKA REVAY	EQUITY TRUST CO	130.82-2-28	3207 PORTLAND ST	\$ 14,000.00
293000	TOWN OF NIAGARA	07/08/25	2025-	09815	ASHLEY, JAMES	KHAN, RABIUL K	144.26-3-14	2933 BIRCH AVE	\$ 38,500.00
293000	TOWN OF NIAGARA	07/09/25	2025-	09902	FALLSVIEW PROPERTIES LLC	MLZ PROPERTIES LLC	144.26-4-41.1	2910 NEVADA AVE	\$ 40,000.00
293000	TOWN OF NIAGARA	07/11/25	2025-	10052	ESTATE OF CHERYL B GATTO	CARELA, MARIANELA	145.07-1-32	3241 PARKWOOD LN	\$ 229,900.00
293000	TOWN OF NIAGARA	07/16/25	2025-	10337	WREAKS, CHRISTINA M	EQUITY TRUST CO	144.26-5-55	3020 BIRCH AVE	\$ 25,000.00
293000	TOWN OF NIAGARA	07/16/25	2025-	10309	STATE OF SUSAN L SOLOMON	GOLYADKIN, LEONID	132.11-11-3	4705 TUSCARORA RD	\$ 84,737.00
293000	TOWN OF NIAGARA	07/18/25	2025-	10424	WILMINGTON SAVINGS FUND, SOCIETY	BLUE NILE PROPERTIES LLC	131.46-2-1	4701 WITMER RD	\$ 60,000.00
293000	TOWN OF NIAGARA	07/18/25	2025-	10434	REYNOLDS, JAMES	FINN GROUP LLC	132.11-13-53	221 BECKWITH DR	\$ 94,001.00
293000	TOWN OF NIAGARA	07/23/25	2025-	10770	ESTATE OF MELVIN WISE	KOCH, RYAN D	131.14-1-77	5215 ISHERWOOD DR	\$ 175,000.00
293200	TOWN OF PENDLETON	07/03/25	2025-	09620	ESTATE OF JEFFREY E LIBROCK	MEEHAN, THOMAS G	165.04-1-85	7164 PENDALE CIR	\$ 607,164.00
293200	TOWN OF PENDLETON	07/07/25	2025-	09692	DANGELO DANIEL A, DANGELO CRAIG M	LEMMA, MARK A	164.02-1-62	PINE LAKE TERR	\$ 170,000.00
293200	TOWN OF PENDLETON	07/15/25	2025-	10210	KELLEY, NOREEN H	ALDERMAN, GABRIELLE B	164.00-3-6.2	4520 BEACH RIDGE RD	\$ 425,000.00
293200	TOWN OF PENDLETON	07/23/25	2025-	10685	REDA MARY BETH, REDA JOHN	BLOOMBERG, SAMUEL	165.02-3-4.1	5263 OAKWOOD DR	\$ 570,000.00
293200	TOWN OF PENDLETON	07/28/25	2025-	10959	HEITZENRATER, WILLIAM L	JOHNSON, BRETT	137.00-1-13.121	FIEGLE RD	\$ 72,500.00
293200	TOWN OF PENDLETON	07/31/25	2025-	11133	BATEMAN STEPHEN, BAREMAN KAREN	KONRAD, JAMES T	164.00-3-29.1	V/L BEACH RIDGE RD	\$ 5,000.00
293489	TOWN OF PORTER	07/01/25	2025-	09436	ESTATE OF WILLIAM G HALLIDAY	WILLIAMS, KORY M	62.10-2-63	3605 ESTES PL	\$ 220,000.00
293489	TOWN OF PORTER	07/01/25	2025-	09436	ESTATE OF WILLIAM G HALLIDAY	WILLIAMS, KORY M	62.10-2-62	3603 ESTES PL	\$ 220,000.00
293489	TOWN OF PORTER	07/03/25	2025-	09573	BLANKENSHIP, BENJAMIN A	CCIG LLC	61.00-1-59.2	3680 DICKERSONVILLE RD	\$ 215,000.00
293489	TOWN OF PORTER	07/08/25	2025-	09844	GADELRAH, IMAN	DOYLE, BENJAMIN	59.14-1-10	338 WALNUT LN	\$ 350,000.00
293489	TOWN OF PORTER	07/14/25	2025-	10108	ADAMSON, CHRISTIAN J	HARM, MICHAEL	46.03-1-50	988 LOCKPORT RD	\$ 279,000.00
293489	TOWN OF PORTER	07/17/25	2025-	10394	JONES MICHAEL S, BURNS CATHERINE M	SIMLER, STEPHEN	32.20-1-4	1463 LAKE RD	\$ 239,000.00
293489	TOWN OF PORTER	07/28/25	2025-	10949	FLIPIT DEVELOPMENT LLC	WILSON, KAITLYN M	59.00-2-40	767 BLAIRVILLE RD	\$ 279,900.00
293489	TOWN OF PORTER	07/28/25	2025-	10966	WILLIAMS, EDMUND G	PERRI, ROBERT J	60.00-2-51	849 BALMER RD	\$ 299,900.00
293489	TOWN OF PORTER	07/28/25	2025-	10968	RATH PETER, RATH JILL	POWERS, JENIFER	33.08-1-12	2115 LAKE RD	\$ 590,000.00
293489	TOWN OF PORTER	07/28/25	2025-	10968	RATH PETER, RATH JILL	POWERS, JENIFER	33.08-1-11	2113 LAKE RD	\$ 590,000.00
293489	TOWN OF PORTER	07/29/25	2025-	10991	3881 RIVER ROAD LLC	DURANTE , SALVATORE C	73.06-2-13	226 DOCKSIDE DR	\$ 105,500.00
293601	VILLAGE OF MIDDLEPORT	07/11/25	2025-	10010	FRITTON, JARROD	CLARK, STEPHANIE	86.13-3-78	14 FREEMAN AVE	\$ 195,000.00
293601	VILLAGE OF MIDDLEPORT	07/17/25	2025-	10409	HAUNGS (F/K/A VOELKER), JENNIFER A	TOMAINO, AARON ROBERT	85.16-2-36	5 S HARTLAND ST	\$ 180,000.00
293689	TOWN OF ROYALTON	07/01/25	2025-	09465	MCDONELL, JUDITH K	PRATT, KRISTAL L	126.00-2-10	8942 CHESTNUT RIDGE RD	\$ 140,000.00
293689	TOWN OF ROYALTON	07/01/25	2025-	09462	KOZMA, ANDREW P & STEPHANIE N	BASSLER, SARAH	97.16-1-64	4532 LINCOLN DR	\$ 325,000.00
293689	TOWN OF ROYALTON	07/10/25	2025-	09943	ESTATE OF HOLLENBAUGH, WILLIAM E	RUSHLOW, BENJAMIN	97.12-2-35	8484 EAST AVE	\$ 202,000.00
293689	TOWN OF ROYALTON	07/10/25	2025-	09971	NOCERA, ANTHONY D & NICKI A	NOCERA, WYATT A	112.00-2-31	8815 CHESTNUT RIDGE RD	\$ 279,000.00
293689	TOWN OF ROYALTON	07/22/25	2025-	10623	LAZOVIK, ANDREI & IRYNA, ET AL	PROKOPYEV, YEVGENIY & OLGA H/W	140.00-1-6.22	BOYER RD	\$ 69,000.00
293689	TOWN OF ROYALTON	07/22/25	2025-	10632	ESTATE OF FIEGEL, ROGER A	NORTON, BRIDGETTE E	156.09-1-13	9284 FISK RD	\$ 199,000.00
293689	TOWN OF ROYALTON	07/22/25	2025-	10666	SERIANNI, MARK A & LISA M	KEAVNEY, ASHLEY	111.01-1-61.2	4784 COTTAGE RD	\$ 405,000.00
293689	TOWN OF ROYALTON	07/24/25	2025-	10785	ZIMFER, REBECCA ANN	BARBALATO, AARON JOSEPH	141.00-1-57.11	8800 BUNKER HILL RD	\$ 272,000.00
293689	TOWN OF ROYALTON	07/25/25	2025-	10893	CRISWELL, NICHOLAS & BRITTANY M	RUIZ, ILENE L	170.00-1-9.112	6881 BLOCK CHURCH RD	\$ 426,000.00
293689	TOWN OF ROYALTON	07/28/25	2025-	10906	SAHOTA INTERNATIONAL LIMITED LLC	CORNELIUS CONSTRUCTION CO INC	97.16-1-30	8416 WASHINGTON AVE	\$ 15,500.00
293689	TOWN OF ROYALTON	07/28/25	2025-	10907	PFLAUMER, MARK	RAYMOND, MATTHEW	114.00-1-8	4709 FREEMAN RD	\$ 352,500.00
293801	VILLAGE OF BARKER	07/01/25	2025-	09443	BONAVENTURA, TAYLER	KALBFLEISH, NICHOLAS P	18.14-1-4	8520 W SOMERSET RD	\$ 375,000.00
293801	VILLAGE OF BARKER	07/14/25	2025-	10191	HILDEBRANT, BARENT L & PHYLLIS J	SNOW, DEANNA L	18.14-1-24.22	8702 HIGH ST	\$ 233,929.00
293889	TOWN OF SOMERSET	07/15/25	2025-	10200	GOW, JORDAN J & EMILY M	MCGINNIS, CONNOR PATRICK	9.13-1-2	1216 QUAKER RD	\$ 301,500.00
293889	TOWN OF SOMERSET	07/30/25	2025-	11035	NUGENT, FREDERICK & SUZETTE	WORTLEY, JOHN STEVEN	2.12-1-41	9112 LAKE SHORE DR	\$ 295,000.00
293889	TOWN OF SOMERSET	07/30/25	2025-	11089	GRAHN, JODY J	R&H NIAGARA PROPERTIES LLC	30.00-1-21.22	LONNON RD	\$ 420,000.00
294000	TOWN OF WHEATFIELD	07/01/25	2025-	09474	ESTATE OF PAUL F GRANVILLE, GRANVILLE ERIC F	BAZAR REALTY LLC	177.01-1-38.11	7376 SHAWNEE RD	\$ 90,000.00
294000	TOWN OF WHEATFIELD	07/01/25	2025-	09474	ESTATE OF PAUL F GRANVILLE	BAZAR REALTY LLC	177.01-2-1.2	V/L SHAWNEE RD	\$ 90,000.00
294000	TOWN OF WHEATFIELD	07/01/25	2025-	09432	MCCULLOUGH NICOLE, MCCOLLUGH NELSON III	JIMERSON, TANYA V	177.01-3-70	3846 ONTARIO DR	\$ 665,000.00
294000	TOWN OF WHEATFIELD	07/02/25	2025-	09542	BONCIDIUM LLC	PEARL GARDEN RENOVATIONS LLC	163.02-1-44	3634 MOYER RD	\$ 135,000.00
294000	TOWN OF WHEATFIELD	07/02/25	2025-	09565	CHEEK HARRY E, CHEEK JULIE	MILLER, MARK C	133.20-1-46	2834 LOCKPORT RD	\$ 425,000.00
294000	TOWN OF WHEATFIELD	07/07/25	2025-	09736	BURR JEFFREY P, BURR KRISTEN N	LOUIS, CLAUDE	164.01-2-31	3875 WILDWING DR	\$ 706,500.00
294000	TOWN OF WHEATFIELD	07/08/25	2025-	09762	RICHBART EARL W , RICHBART DEBORAH D	RICHBART, MICHAEL	147.00-1-57	6677 WALMORE RD	\$ 257,500.00
294000	TOWN OF WHEATFIELD	07/10/25	2025-	09979	HELWIG, JASON C	GROUP, BRENNAN	162.14-1-25	2545 FERCHEN ST	\$ 360,000.00

NIAGARA COUNTY REAL ESTATE TRANSACTIONS - JULY 2025

SWIS	MUNICIPALITY	SALE DATE	LIBER	PAGE	GRANTOR	GRANTEE	SBL	ADDRESS	SALE PR
294000	TOWN OF WHEATFIELD	07/10/25	2025-	10001	DWYER, DAVID	ALPHA STUDIOS REALTY LLC	162.12-2-48	6935 WARD RD	\$ 485,000.00
294000	TOWN OF WHEATFIELD	07/11/25	2025-	10034	CHOUDHRY, SUMRAH	CHOUDHRY, EZAZ AHMAD	162.14-1-26	2553 FERCHEN ST	\$ 270,000.00
294000	TOWN OF WHEATFIELD	07/11/25	2025-	10046	WAJID, ADIL	LEFFLER, EVAN	176.12-5-10	3796 CAPTAIN'S WAY	\$ 460,000.00
294000	TOWN OF WHEATFIELD	07/14/25	2025-	10089	ESTATE OF EDGAR MUTH	MUTH, EDWARD	177.03-1-60	4018 CRESCENT DR	\$ 200,000.00
294000	TOWN OF WHEATFIELD	07/14/25	2025-	10178	MANGLA ANAS, AKHTAR NASREEN	PETRUCHYK, DMYTRO	162.15-2-43	2654 FERCHEN ST	\$ 350,000.00
294000	TOWN OF WHEATFIELD	07/15/25	2025-	10253	KOWALCZYK, LUCAS C	SIEGMANN, BRYCE	162.12-2-4	2896 LEMKE DR	\$ 290,000.00
294000	TOWN OF WHEATFIELD	07/15/25	2025-	10251	PARISI MARK J, PARISI LINDA L	BOREALI, JEFFREY J	149.03-1-83	3960 SLUSARIC RD	\$ 628,000.00
294000	TOWN OF WHEATFIELD	07/16/25	2025-	10347	FRANKS TIMOTHY , FRANKS (CARLIN) TERESA E	D'ARCY, JOHN J	176.05-3-49	7333 ERICA LN	\$ 540,000.00
294000	TOWN OF WHEATFIELD	07/18/25	2025-	10432	PIERINI KEVIN, PIERINI TERESA	BAKER, TYLER	148.03-1-10.2	6648 ERRICK RD	\$ 356,000.00
294000	TOWN OF WHEATFIELD	07/21/25	2025-	10522	WICK, ALLISON B	STRASBURG, JOHN	162.15-2-48	2630 FERCHEN ST	\$ 375,000.00
294000	TOWN OF WHEATFIELD	07/21/25	2025-	10593	BOSWORTH EDWARD M, BOSWORTH NICOLE	COLANGELO, CHELSEA A	163.04-5-93	3628 KELSEY LN	\$ 435,000.00
294000	TOWN OF WHEATFIELD	07/22/25	2025-	10614	BAIRE STEPHANIE , BAIRE KENNEY	WEBSTER, RAYMOND E	133.20-2-16	2912 PIEDMONT ST	\$ 505,000.00
294000	TOWN OF WHEATFIELD	07/22/25	2025-	10628	REID RYAN P, REID STEPHANIE RAE	WICK, ALLISON B	163.14-3-6	3218 CELENA CT	\$ 595,000.00
294000	TOWN OF WHEATFIELD	07/23/25	2025-	10703	GRAWE, JAMES C	BALENT, MICHAEL A	162.12-2-54	6919 WARD RD	\$ 175,000.00
294000	TOWN OF WHEATFIELD	07/23/25	2025-	10711	L12 HOLDINGS LLC	BOWERS, KENNETH W	177.13-2-46	3841 FOREST PARK WAY	\$ 422,900.00
294000	TOWN OF WHEATFIELD	07/25/25	2025-	10869	DANIEL J NERI & KATHLEEN L NERI, IRREVOCABLE TRUST	ANTIQUITY PROPERTY TRUST	147.15-1-37.2	2575 NIAGARA RD	\$ 260,000.00
294000	TOWN OF WHEATFIELD	07/28/25	2025-	10957	FRITZ PETER G, FRITZ THERESA A	REINARD, JEFFREY E	134.04-1-27.1	6206 BAER RD	\$ 360,000.00
294000	TOWN OF WHEATFIELD	07/30/25	2025-	11103	MANSOUR, RONNIE C	AL DOORI, TAHER Y	162.14-2-12	2543 JOANN CT	\$ 515,000.00
294201	VILLAGE OF WILSON	07/01/25	2025-	09391	STIMM, BRETT H & ANN M	WALL, RENEE A	23.06-1-46	221 LAKE ST	\$ 259,000.00
294201	VILLAGE OF WILSON	07/09/25	2025-	09927	HILL, CHERYL	VISAT 263 REALTY CORP	23.38-1-29	263 YOUNG ST	\$ 80,300.00
294201	VILLAGE OF WILSON	07/11/25	2025-	10021	MEIER, DENNIS J, & EWING, STARR G	GOODNIGHT, THOMAS E	12.17-3-86	8 CASEWOOD DR	\$ 260,000.00
294201	VILLAGE OF WILSON	07/28/25	2025-	10955	EASY EXIT HOMES LLC	DUXBURY, JOHN E	23.05-3-39	249 BAY ST	\$ 180,250.00
294289	TOWN OF WILSON	07/03/25	2025-	09614	OTTO, JACK & ROBERTA	MCDARGH, JACQUELINE N	22.00-1-5	3032 WEST LAKE RD	\$ 449,000.00
294289	TOWN OF WILSON	07/09/25	2025-	09917	HICKS, RHONDA L	PATEL, SAMIR	35.00-1-7	2617 HULBERT RD	\$ 275,000.00
294289	TOWN OF WILSON	07/16/25	2025-	10338	SHERMAN, WILLIAM H & ONA N	ARMAGOST, LUKE	22.41-2-11	2323 RIVERVIEW DR	\$ 85,000.00
294289	TOWN OF WILSON	07/25/25	2025-	10896	SEE, THOMAS	M&J FISHER LLC	22.33-1-30	2307 LINCOLN AVE	\$ 336,000.00
294289	TOWN OF WILSON	07/28/25	2025-	10954	LYNCH, THOMAS & LU ANN	SHAPIRO, DAVID P	12.17-1-26	82 SUNSET IS	\$ 325,000.00