

ERIE COUNTY TAX LIEN FORECLOSURE HAS BEEN COMMENCED

HOMEOWNER WARNING NOTICE UNDER REAL PROPERTY TAX LAW §1144

PLEASE READ THE FOLLOWING NOTICE CAREFULLY

As of May 1, 2026, there are unpaid Erie County property taxes due in connection to property identified on the List of Delinquent Taxes which was filed in the Erie County Clerk's Office on the 5th day of May, 2026.

The unpaid 2023 and prior (if applicable) Erie County taxes are being foreclosed.

To obtain the total amount due in unpaid Erie County taxes and the total needed to pay off the taxes subject to foreclosure, please contact the Erie County's Office of Real Property Tax Services directly at 716-858-8333 or by emailing ec-rpts@erie.gov.

Under New York State law, we are required to send you this notice to inform you that you are at risk of losing your home.

Attached to this notice is a list of government approved housing counseling agencies which provide free counseling. You can also call the New York State Office of the Attorney General's Homeowner Protection Program (HOPP) toll-free consumer hotline to be connected to free housing counseling or legal services at 1-855-HOME-456 (1-855-466-3456), or visit their website at <https://homeownerhelpny.org/>. A statewide listing by county is also available at the website of the New York State Department of Financial Services: https://www.dfs.ny.gov/consumers/help_for_homeowners/new_york_state_non-profit_housing_counseling_agencies. Qualified free help is available; watch out for companies or people who charge a fee for these services.

Housing counselors from New York-based agencies listed on the website above are trained to help homeowners who are having problems making their tax payments and can help you find the best option for your situation.

If you wish, you may also contact Erie County's Office of Real Property Tax Services directly to discuss possible payment plans and other options: 716-858-8333 or ec-rpts@erie.gov. Erie County's attorneys, Lippes Mathias, LLP, can also be reached via foreclosure hotline at 716-884-3135. Please leave a detailed message that includes the subject property address and a representative of Lippes Mathias, LLP, will return your call as soon as possible. Neither the County nor its attorneys can provide you with legal advice. You should contact an attorney as soon as possible to ascertain your legal rights.

While we cannot assure that a mutually agreeable resolution is possible, we encourage you to take immediate steps to try to achieve a resolution.

The longer you wait, the fewer options you may have.

You may be barred from entering into a payment plan or from being permitted to make any payment to save your home after the "Redemption Date". **In your case, the "Redemption Date" is July 6, 2026.**

IMPORTANT: You have the right to remain in your home until you receive a court order telling you to leave the property; however, you may lose the right to continue ownership of your home after the Redemption Date. Although a foreclosure has been commenced, you still have the right to remain in the home until a court orders you to leave.

This notice is not an eviction notice, however a foreclosure has been commenced against you that may ultimately result in eviction.

You should also be aware that if you are a senior citizen, a person with a physical disability and/or a veteran, you may be entitled to a partial exemption from property taxes. If you are not already receiving one or more of these exemptions and would like information about the eligibility and application requirements, please contact your local assessor's office.

If you need free interpretation services in your language, call 518-453-8137 or visit <https://www.tax.ny.gov/language/#interpretation>.

For reference only:

لرؤية هذا الإشعار باللغة العربية، انتقل إلى الرابط ar.ogs.ny.gov/homeowner-notice

বাংলায় এই নোটিশটি দেখার জন্য, bn.ogs.ny.gov/homeowner-notice এ যান।

To see this notice in English, go to ogs.ny.gov/homeowner-notice

Pour afficher cet avis en français, rendez-vous sur fr.ogs.ny.gov/homeowner-notice

Pou w gade avi sa a nan lang Kreyòl Ayisyen, ale sou ht.ogs.ny.gov/homeowner-notice

Per visualizzare l'avviso in italiano andare a it.ogs.ny.gov/homeowner-notice

경고장 한국어로 보기: ko.ogs.ny.gov/homeowner-notice

Zawiadomienie to jest dostępne w języku polskim na stronie pl.ogs.ny.gov/homeowner-notice

Чтобы просмотреть это предупреждение на русском языке, перейдите по адресу ru.ogs.ny.gov/homeowner-notice

若要查看简体中文版通知，请访问 zh.ogs.ny.gov/homeowner-notice

Para leer este aviso en español, ingrese en es.ogs.ny.gov/homeowner-notice

若要參閱繁體中文版通知，請造訪 zh-traditional.ogs.ny.gov/homeowner-notice

اس نوٹس کو اردو میں دیکھنے کے لیے، ur.ogs.ny.gov/homeowner-notice پر جائیں

צו זען דעם מעלדונג אין אידיש, גייט צו yi.ogs.ny.gov/homeowner-notice

Housing Counseling Agencies Serving Erie County

Western New York Law Center, Inc.	37 Franklin Street, Suite 210, Buffalo, NY 14202	716-855-0203 x124
Center for Elder Law & Justice	438 Main Street, Suite 1200, Buffalo, NY 14202	716-853-3087
The Legal Aid Bureau of Buffalo, Inc.	290 Main Street, Suite 400 Buffalo, NY 14202	716-855-0203 ext. 118
Consumer Credit Counseling Services of Buffalo, Inc.	40 Gardenville Parkway, Suite 300, West Seneca, NY 14224	1-800-926-9685 OR 716-712-2060
Neighborhood Housing Services of South Buffalo	1937 South Park Ave. Buffalo, NY 14220	716-823-3630
Buffalo Urban League	15 Genesee Street Buffalo, NY 14203	716-250-2458
Belmont Housing Resources	2393 Main Street Buffalo NY 14214	716-884-7791 ext 330
West Side Neighborhood Housing Services, Inc.	359 Connecticut Street, Buffalo, NY 14213	800-223-0164

Additional resources may be found by visiting the New York State Department of Financial Services Website:

https://www.dfs.ny.gov/consumers/help_for_homeowners/new_york_state_non-profit_housing_counseling_agencies