

FAQ FOR INTERESTED BIDDERS

Does the County of Erie own the properties that will be offered at auction?

No, the County does not take title to tax foreclosed properties.

I am the current owner of a property in the foreclosure sale, may I bid on my property?

No, the current owner of a foreclosed property may not bid on said property or send any agent(s) to the auction to bid on the property owner's behalf.

How can I get a list of properties that will be offered at the upcoming auction?

Please visit the County's website at www.erie.gov/ecrpts for list of properties to be auctioned on August 26th, 2026. **Please note list is subject to change.**

Will the auction take place in-person?

Yes, the auction will take place in-person at 9:00 am at the Buffalo Convention Center, 153 Franklin St, Buffalo, New York 14202, Room 101 on August 26th, 2026. Bidder registration begins at 8:00 am.

How do I bid on a property at the upcoming auction?

Thoroughly research properties you are interested in purchasing.

Read and understand the Terms of Sale, which serve as the formal contract between the Referee and the auction purchaser. Copies of the Terms of Sale can be found online at <https://www3.erie.gov/ecrpts/>.

If you have never bid before, it is a good idea to consult with an attorney.

Please note that bidders must be current with any and all financial obligations to municipalities throughout the County of Erie within which he/she owns property (i.e. taxes, water, sewer, user fees, violations, etc.).

Once you have completed your research and determined that you would like to purchase a foreclosed property, register to bid.



How do I register to bid on a property?

Beginning on July 20th, 2026 bidders may pre-register online at <https://www3.erie.gov/ecrpts/>. Online pre-registration will end on August 19th.

Bidders may register at the auction beginning at 8:00 am on August 26th, 2026.

To register, bidders must present valid identification, a telephone number, email address and the name in which the bidder would like to take title, if successful.

What properties will be offered at the auction?

Properties from County In Rem Proceedings 173 and 172 are eligible for sale on August 26, 2026.

Properties will be offered in chronological order by In Rem and serial number.

What payment is required at the sale?

Successful bidders are required to deposit 20% of the purchase price (or \$500, whichever is greater) immediately. Please be prepared to provide the In Rem number, serial number, and address of the property when paying a deposit.

Payments must be made in cash or certified funds. Certified checks should be made payable to **Scott A. Bylewski, as Referee**.

Bidders may not leave the auction to go to the bank.

If I am the successful bidder, when may I access the property?

A successful bidder may not enter the property, remove the belongings of the occupants, make any modifications to the premises, charge rent, or approach or evict the occupants until the Terms of Sale have been satisfied, the deed recorded, and the transaction is closed.

How will my closing take place?

The closings are held **by appointment only** and will take place at Lippes Mathias, LLP located at 50 Fountain Plaza, Suite 1700 Buffalo, on the first floor in the Welcome Center.

The remainder of the purchase price will be due at closing, and must be paid via cash or certified check payable to **Scott A. Bylewski, as Referee**.

The Terms of Sale provide that the purchaser be ready, willing and able to close within 30 days of the sale, or by Monday, September 28th, 2026.

In some circumstances, it may take longer than 30 days for the County to close the sale transaction.



The County's attorneys, Lippes Mathias, LLP, will contact the purchaser to schedule closing.

Failure to close in a timely fashion could result in a default in the Terms of Sale and the forfeiture of your deposit.

The County's attorneys will prepare a Referee's Deed, only. Any and all expenses, including those associated with filing the deed, are the responsibility of the purchaser.

There is a \$75 fee should you desire to change the name of the entity taking title prior to closing.

If you are the successful bidder and you desire to retain an attorney to handle your closing, please do so immediately as the County is not responsible for purchaser-related delays.

What if I am out of town on my closing date?

We cannot offer any special accommodation and recommend that you contact an attorney or local representation to handle the transaction on your behalf.

Can I purchase a tax foreclosed property without bidding at the auction?

No. In order to purchase a County In Rem foreclosed property, you must bid at the auction on August 26th, 2026.

What if I do not have a lawyer?

Neither the attorneys and/or representatives of Lippes Mathias, LLP nor the County of Erie can provide you with any legal advice. We do not require that the purchaser use an attorney for closing, but should you have any questions about the closing process we recommend you retain an attorney.

The Bar Association of Erie County maintains a Lawyer Referral Service which can be reached at (716)-852-3100.