

AUCTION PROPERTY SUMMARY REPORT

CATS ID 18-DEA-638007

PROPERTY ADDRESS 3716 and 3718 Highland Avenue
Niagara Falls, NY 14305

LEGAL DESCRIPTION ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Niagara Falls, County of Niagara and State of New York, being part of the 32 Mile Reserve, being more particularly described as follows:
BEGINNING at a point on the west line of Highland Avenue at a distance of one hundred thirty-seven and two tenths (137.2) feet northerly from the point of intersection of said west line of Highland Avenue with the north line of Lot No. 33 Mile Reserve, and which point is also the southeast corner of Lot No. 4; running thence westerly along the south line of said Lot No. 4 parallel to the north line of Lot No. 33 Mile Reserve a distance of one hundred and twenty (120) feet to the west line of Lot No. 4; running thence northeasterly along the west line of Lots No. 3 and 4 a distance of fifty-five (55) feet to a point; running thence easterly and parallel to the north line of Lot No. 33 Mile Reserve a distance of eighty-four (84) feet to a point; running thence southeasterly thirty and fifty-five one hundredths (30.55) feet, more or less, to a point on the west line of Highland Avenue, which point is located one hundred seventy-four and seven tenths (174.7) feet northeasterly from the point of intersection of the said west line of Highland Avenue with the north line of Lot No. 33 Mile Reserve, running thence southwesterly along the west line of Highland Avenue thirty-seven and five-tenths (37.5) feet to the point or place of beginning.
Said premises are known as Lot No. 4 and part of Lot No. 3 on the westerly side of Highland Avenue as shown on "Map made for Highlands Land Company by W.C. Johnson, Civil Engineer, June 1901, and filed in the Niagara County Clerk's Office February 26, 1903 in Book 2 of Maps at Page 20" and in Book 4 of Maps at page 136 and now in Book 3 of Microfilmed Maps at page 277.
Also
ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Niagara Falls, County of Niagara and State of New York, known as and being SBL # 130.71-2-4, Ward 12 Pro 4460, 3718 Highland Ave, with a frontage of 23.12 feet and a depth of 102 feet and having serial No. 453 as contained in the List of Delinquent Taxes filed August 24, 2001 pursuant to Article 11, Title 3 of the Real Property Tax Law of the State of New York.

Parcel ID SBL # 130.71-2-5 (building) and SBL # 130.71-2-4 (land)

Title Vesting United States of America

Voluntary Encumbrances Mortgage – 12/02/1998 – J.A. Davis, Borrower – Junior C. Mathews, David Mathews and George Mathews, Lender - \$35,000.00 with a maturity date of 01/01/2001 – Release not found of public record

Involuntary Encumbrances (Buyer to pay, not Limited to the Following) Judgment – Civil Index # 09-52011 – Filed 07/14/2009 – Amount \$10,367.29
Discover Bank vs. Mohammed Dubashi (previous owner until 2011)
See Continuation Page

Judgment – Index # CC-000002-13/NT – Filed 04/12/2013 – Amount \$2,784.40
Peace Bridge Apartments vs. Robert and Ariel Kirkland

Tax Warrant - #E-033808323-W001-4 – Filed 08/11/2014 – Amount \$200.00
N Y State Dept of Taxation & Finance vs. Robert Kirkland, III dba Midtown Diner

Judgment – Index # CV-000941-14/NF – Amount \$1,454.72
General Security vs. Robert Kirkland aka Midtown Diner

Property Taxes

(USMS NOT to pay)

SBL #: 130.71-2-5 (building)

City Tax

2016 - \$1,302.13

2017 - \$1,352.41

2018 - \$1,442.40

County Tax & Refuse

2016 - \$369.23 + \$171.05 = \$540.28 through 06/30/2019

2017 - \$360.84 + \$121.61 = \$482.45 through 06/30/2019

2018 - \$372.59 + \$78.46 = \$451.05 through 06/30/2019

School Tax

2016 - \$777.00

2017 – \$775.58

2018 –

SBL # 130.71-2-4 (land)

City Tax

2016 - \$48.83

2017 - \$50.72

2018 - \$54.09

County Tax & Refuse

2016 - \$13.84 + \$7.75 = \$21.59 through 06/30/2019

2017 - \$13.53 + \$5.79 = \$19.32 through 06/30/2019

2018 - \$13.97 + \$4.05 = \$18.02 through 06/30/2019

School Tax

2016 - \$29.14

2017 - \$29.08

2018 -

Notes

Water and/or sewer bills may be delinquent. Please check with the local authorities for past dues balances.