

Real Property Tax Foreclosures

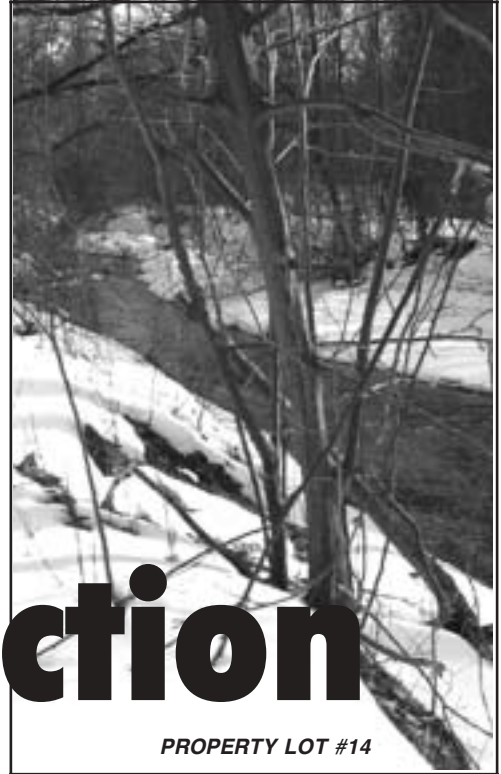


PROPERTY LOT #2

Auction & Public Preview Site
Ontario County Safety Training Center
2914 County Rd. 48
Town of Hopewell, NY

**Saturday,
May 7, 2005
10:00 am**

Registration & Preview
9:00 am



PROPERTY LOT #14

Public Auction

*First floor handicapped accessible,
ample parking*

Public preview & information session:
Thursday, April 28 at 7:00 pm - Doors open at 6:30 pm



PROPERTY LOT #23



PROPERTY LOT #4

www.reynoldsauktion.com



PROPERTY LOT #15



PROPERTY LOT #27



Auctioneer
John T. Reynolds, CAI
Telephone 315-331-8815
Fax 315-331-2054

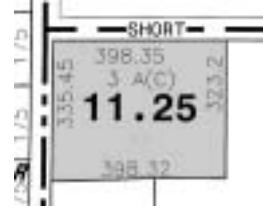
*This booklet also
available online at
www.reynoldsauktion.com*

Auction Lot #1

Tax Parcel ID#: 318
Address: Field Street, Manchester
Tax Map# 3.00-1-11.250
Land Size in Acres: 3.00 Acres
2004 Assessment: \$15,000
Last Owner: Hood, Paul A
Parcel Code: 314 - Vacant Land,
less than 10 acres
Current Taxes Due: \$621.12
School District: Phelps-Clifton Springs
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2003



Property Description: Rural property located near the hamlet of Port Gibson (Ontario County) but located between the villages of Newark and Palmyra, in Wayne County. This very interesting, corner location, potential hillside building lot enjoys mature trees and some wild bushes. This is located in a developing area with new residential homes. To identify your potential building lot, it is at the southeast corner of Field Street and Short Road. Do NOT miss this wonderful opportunity!



Full color photographs and detailed lot information
WWW.REYNOLDSAUCTION.COM



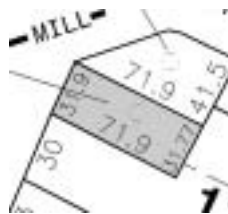
**MUNICIPAL PROPERTY
TAX FORECLOSURE**

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Auction Lot #2

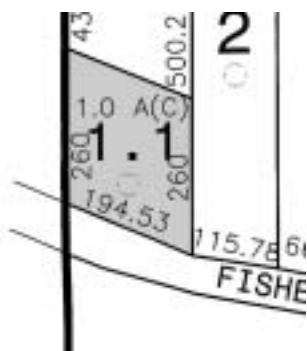
Tax Parcel ID#: 373
Address: 24 Mill Street, Naples
Tax Map# 201.18-1-12.210
Land Size in Acres: 31.90 x 71.90
2004 Assessment: \$33,500
Last Owner: DeGuarde, Louis
Parcel Code: 449 - Warehouse
Current Taxes Due: \$1546.72
School District: Naples Central
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2003



Property Description: Well maintained brick single story warehouse structure, approximately 18' by 72' covered with gray vinyl siding. There is dock, overhead door access and side man-door access. There appears to be limited parking available. To help identify the location, it is at the intersections of Mill, Race and Wall Streets. This building has multiple commercial possibilities!

Auction Lot #3
Tax Parcel ID#: 334
Address: 668 Curran Road, Manchester
Tax Map# 11.00-2-53.400
Land Size in Acres: 5.30 Acres
2004 Assessment: \$116,300
Last Owner: Rider, Michael J & Deborah
Parcel Code: 210 - Single Family Residential
Current Taxes Due: \$4315.19
School District: Red Jacket Central
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2003

Property Description: Exceptionally nice double wide manufactured ranch-style residence with large detached garage located on more than 5 acres of land. This is a beautiful rural setting with landscaped lawn, shrubbery and mature trees. Great, huge yard for children and adult play. This is a picture book setting! The property appears to be occupied. Mailing address may be Shortsville.



Auction Lot #4
Tax Parcel ID#: 88
Address: 6286 Fisher Hill Road, Canandaigua
Tax Map# 111.00-1-1.100
Land Size in Acres: 1.00 Acres
2004 Assessment: \$83,800
Last Owner: Lucero, Louie & Sarah
Parcel Code: 210 - Single Family Residential
Current Taxes Due: \$2207.27

School District:
 Canandaigua City
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2003

Property Description: Single family (dark blue exterior) very well maintained ranch-style home on one acre of country property. Small out building/storage shed may be located on the parcel. This is a very nice rural location, treed lot with nearby neighbors. This home does NOT seem to be occupied and seems to be in move in condition! It appears that there may be one out building on this property.



CLIP & SAVE

Ontario County, NY

**REAL PROPERTY
 TAX FORECLOSURE**

Saturday, May 7, 2005
 10:00 am

Auction & Public Preview Site:
 Ontario County Safety Training Center
 2914 County Rd. 48, Hopewell, NY

Auction Lot #5

Tax Parcel ID#: 337

Address: 922 State Route 21, Manchester

Tax Map# 20.00-1-21.000

Land Size in Acres: 10.20 Acres

2004 Assessment: \$76,000

Last Owner: Zdrodowski, Thomas R

Parcel Code: 447 - Truck Terminal

Current Taxes Due: \$3553.28

School District: Red Jacket Central

Public Water District: Yes

Public Sewer District: No

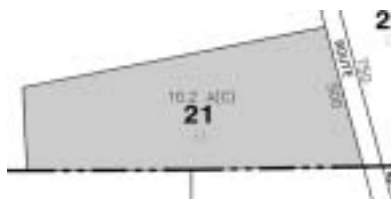
Tax Foreclosure Year: 2003



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Property Description: Commercial location (presently a truck terminal), steel building that is approximately 30' by 40' with two bays each accessed by oversized overhead doors. Attached fenced animal (dog) run. Also, manufactured home that seems to be attached to the primary structure. Near the Manchester NYS Thruway entrance. This property has more than 10 acres of land offering multiple commercial uses and opportunities.



Auction Lot #6

Tax Parcel ID#: 593

Address: 1015 Raccoon Run, Victor

Tax Map# 15.03-1-23.000

Land Size in Acres: 2.60 Acres

2004 Assessment: \$74,000

Last Owner: Sheehan, Thomas M

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$2397.99

School District: Victor Central

Public Water District: Yes

Public Sewer District: No

Tax Foreclosure Year: 2003



Property Description: Vacant wooded almost 3 acre building lot with mature trees. You could build the home of your dreams in this growing area of executive level homes and estates! The more money that you save on this spectacular building lot can be invested in your equally spectacular home! To help identify this location, it is at the northeast corner of Raccoon Run and Modock Road. Opportunities like this are rare!



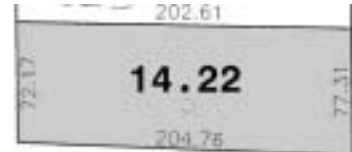


Property Description: Two story, wood frame residential home, country location. Possibly, significant colonial architecture (pillared front porch), field stone foundation. This home will possibly need a new septic system. Desirable location near Canandaigua and all of its amenities! To identify this location, it is on the northeast corner County Road 18 and State Route 247. Great, great opportunity!

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Auction Lot #7
Tax Parcel ID#: 224
Address: 3981 State Route 247, Gorham
Tax Map# 114.19-1-14.220
Land Size in Acres: 72 x 204.00
2004 Assessment: \$49,500
Last Owner: Detraglia, Anthony

Parcel Code: 210 - Single Family Residential
Current Taxes Due: \$1513.36
School District: Marcus Whitman
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2003



POINTLESS... If **THE WORK** isn't **COMPLETED** on time, it's pointless!

- AUCTIONS
- APPRAISALS
- SEALED BIDS
- LIQUIDATIONS
- ASSET PURCHASES

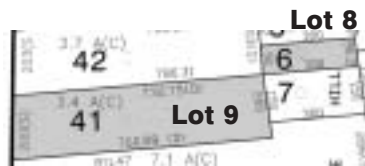
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*Get it done!
 Get it done on time!
 Get it done right!*



John T. Reynolds

Auction Lot #8
Tax Parcel ID#: 41
Address: 6059 Rose Hill Road, Canadice
Tax Map# 174.00-2-6.000
Land Size in Acres: 90.00 x 300.00
2004 Assessment: \$47,200
Last Owner: Rose, Robt / Moore, Chris
Parcel Code: 210 - Single Family Residential
Current Taxes Due: \$866.95
School District: Honeoye
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2003



Property Description: Exceptional location for this residential ranch-type structure, located at the top of a private road. The rustic stained brown exterior blends into the wooded lot for a serene and secluded location...rest & relaxation. The Honeoye Lake views are spectacular! This could be a year around home or a seasonal get-away! This home is occupied. This is the Real DEAL! Directions: just off County Road 36 (a/k/a West Lake Road), about half way down the lake, at one of the intersections of Old West Lake Road. **This Auction Lot # 8 will be offered individually and in combination with Auction Lot # 9.**





Auction Lot #: 9

Tax Parcel ID#: 43

Address: Rose Hill Road, Canadice

Tax Map# 174.00-2-41.000

Land Size in Acres: 3.40 Acres

2004 Assessment: \$8,300

Last Owner: Rose, Robt / Moore, Chris

Parcel Code: 311 - Residential Vacant Land

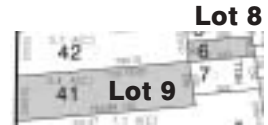
Current Taxes Due: \$266.83

School District: Honeoye

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2003



Property Description: Almost 3+ acres of wooded, hillside land with access from a private road. Spectacular views of Honeoye Lake. This great recreational property could be the perfect spot for a year around home or a GREAT hide-away cottage!
This Auction Lot # 9 will be offered individually and in combination with Auction Lot # 8.

Auction Lot #10

Tax Parcel ID#: 186

Address: 255 State Route 14 North
a/k/a 255 North Exchange Street, Geneva

Tax Map# 90.16-1-27.000

Land Size in Acres: 50.00 x 150.00

2004 Assessment: \$44,500

Last Owner: Maio, Samuel J Jr

Parcel Code: 210 - Single Family Residential

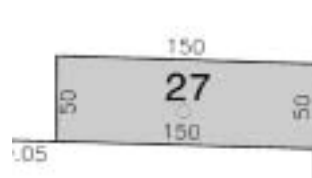
Current Taxes Due: \$1784.23

School District: Geneva City

Public Water District: Yes

Public Sewer District: Yes

Tax Foreclosure Year: 2003



Property Description: This is a two story (green) wood frame single family residence with small, rear out building. Ample off street parking. Attractive location near the Geneva Industrial Park, next to and north of Gillies Enterprises. Your detailed investigation may find that this attractive location suggests multiple uses. Income property? The home appears to be occupied.

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Reynolds Auction Co.
P. O. Box 508
Newark, New York 14513

Tele : 315-331-8815
FAX : 315-331-2054

WINNING BID # _____

AUCTION LOT # _____

PROPERTY BID ACKNOWLEDGMENT

I have purchased on this date, May 7, 2005 at public auction from the Reynolds Auction Co., the agent for Ontario County, New York, real property known as:

Address: _____ Parcel # _____

Description: _____

Purchase price bid \$ _____ { _____ }

Current taxes due _____ Tax ID # or Social Security #

Recording fee + _____ 88.00

Deposit amount - _____

Remainder due \$ _____ cash cert/guar funds pers chk

BUYER: _____ Tele.: _____

ADDRESS: _____ Tele.: _____

ADDRESS : _____ Zip: _____

Specific to the above property for which I am **HIGH BIDDER**, I do hereby certify and acknowledge that as Bidder/Buyer I...

1. accept all auction Terms & Conditions, as itemized in the bid package, whether stated orally or in writing.
2. accept that all auction Terms & Conditions will be strictly enforced without exception.
3. have sufficient funds to meet the deposit requirements as established by the Terms & Conditions of sale.
4. understand that my signature to this required document is legally binding.

Buyer's Signature

white - Original (file copy)

pink - Claim Receipt

yellow - Bill of Sale

Auction Lot #11

Tax Parcel ID#: 406

Address: East Hill Road, Naples

Tax Map# 204.00-1-68.000

Land Size in Acres: 1.20 Acres

2004 Assessment: \$38,100

Last Owner: Raner, Allen & Waltraud

Parcel Code: 270 - Manufactured Housing

Current Taxes Due: \$630.60

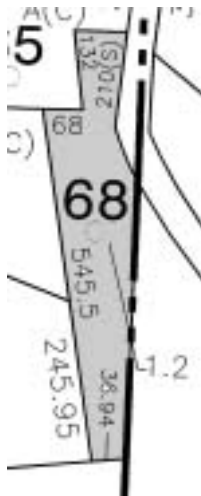
School District: Naples Central

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2003

Property Description: Single family double wide manufactured home (1974) on more than 1 acre of land. Although this property appears to be located on a seasonal road, there is year round access to this home from Naples, Mark Circle which turns into East Hill Road. The snow plow stops just past this property! This property can provide a nice rural, secluded get-away close to the village. It may be perfect for hunting or other recreational activities. Also, safe children location!



Color photographs and detailed lot information
www.reynoldsauktion.com
MUNICIPAL PROPERTY TAX FORECLOSURE



www.co.ontario.ny.us

Auction Lot #12

Tax Parcel ID#: 432

Address: 670 County Road 26, Phelps

Tax Map# 23.00-2-37.000

Land Size in Acres: 1.60 Acres

2004 Assessment: \$37,500

Last Owner: Cooley, Ronald R

Parcel Code: 270 - Manufactured Housing

Current Taxes Due: \$1515.71

School District: Phelps-Clifton Springs

Public Water District: No

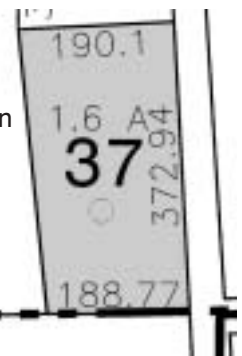
Public Sewer District: No

Tax Foreclosure Year: 2003



Property Description: Very well kept single wide manufactured home (white, gray shutters) with front and rear additions, located on more than 1+ acres of land with detached storage building, landscaped lot. Very nice rural, country location! This home appears to be occupied. To help identify this property, if traveling from Newark in

Wayne County, use Vienna Street which will turn into C.R. 26. Another point of reference; this property is almost directly across from Wilber Road.



Auction Lot #13

Tax Parcel ID#: 221

Address: 19 North Main Street, V-Rushville

Tax Map# 171.06-1-18.000

Land Size in Acres: 12.00 x 206.00

2004 Assessment: \$36,100

Last Owner: Fry, Robert & Judy

Parcel Code: 210 - Single Family Residential

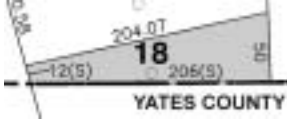
Current Taxes Due: \$1589.26

School District: Marcus Whitman

Public Water District: Yes

Public Sewer District: Yes

Tax Foreclosure Year: 2003



Property Description: Single family 1+ story wood frame residence. Very nice village lot and location. After this historical property gets some much needed TLC it may be a very nice family home! Close to store and school in this charming Finger Lakes rural village. This home appears to be vacant. Part of this property lies in Yates County. The property is sold cooperatively between both counties. Your due diligence could net you a very opportune situation.



Auction Lot #14

Tax Parcel ID#: 542

Address: 5570 County Road 33, South Bristol

Tax Map# 166.00-1-35.000

Land Size in Acres: 6.90 Acres

2004 Assessment: \$33,500

Last Owner: Caceci, Dominic

Parcel Code: 260 - Seasonal Residence

Current Taxes Due: \$1252.92

School District: Honeoye

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2003

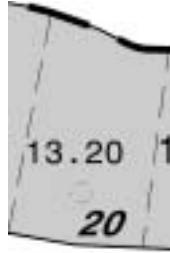
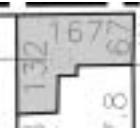


Property Description: Seasonal residence, one story wood frame structure with out/storage buildings. Almost 7 acres of wooded hillside, creek bed and open areas provide EXCEPTIONAL recreational possibilities. Look beyond the present structures and see a Superior location for a magnificent home matching those in the surrounding area. To help identify this property, it is across from address # 5565 with the fieldstone fence



Auction Lot #15**Tax Parcel ID#:** 322**Address:** 4679 State Route 31, Manchester**Tax Map#** 3.16-1-13.200**Land Size in Acres:** leased land**2004 Assessment:** \$27,900**Last Owner:** Dewey, Wm A**Parcel Code:** 260 - Seasonal Residence**Current Taxes Due:** \$271.01**School District:** Newark **Public Water District:** No**Public Sewer District:** No**Tax Foreclosure Year:** 2003

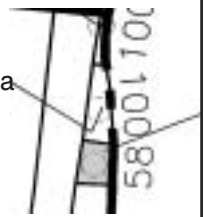
Property Description: Single story wood frame (red) ranch-type residential structure with one car detached garage. This appears to be a very nice seasonal residence (home or cottage) that may offer year around occupancy, located on the bank of the historic New York State Barge Canal, in what is known as Port Gibson. Fishing, boating, ice skating! The property seems to be occupied. Note that you are purchasing the structures; that the land is leased from New York State. For information about canal land leases you may want to contact, New York State Canal Corporation, P.O. Box 22058, Albany, New York. The Permit Revenue telephone number is 578-471-5051.

**Auction Lot #16****Tax Parcel ID#:** 288**Address:** 2704 Spangle Street, Hopewell**Tax Map#** 73.00-1-29.100**Land Size in Acres:** 167.00 x 67.00**2004 Assessment:** \$26,500**Last Owner:** Landuyt, Joseph E Jr**Parcel Code:** 270 - Manufactured Housing**Current Taxes Due:** \$573.10**School District:** Phelps-Clifton Springs**Public Water District:** Yes**Public Sewer District:** No**Tax Foreclosure Year:** 2003

Property Description: Manufactured residential home with concrete block one car garage/storage building, on treed lot. Very nice rural location near Canandaigua. Close to schools, shopping and the heart of the Finger Lakes recreational area. To identify the location, it is at the southwest corner Spangle Street and County Road #4. This property is reputed to be occupied. Mailing address may be Canandaigua.

Auction Lot #17**Tax Parcel ID#:** 215**Address:** 5136 State Route 14, Geneva**Tax Map#** 161.00-1-9.230**Land Size in Acres:** 58.00 x 30.00**2004 Assessment:** \$11,600**Last Owner:** Desio, Richard & Mary**Parcel Code:** 313 - Waterfront Vacant Land**Current Taxes Due:** \$377.44**School District:** Geneva City**Public Water District:** Yes**Public Sewer District:** No**Tax Foreclosure Year:** 2003

Property Description: Seneca Lake vacant dock property. Great water level location for your boat dock and social activities. No maintenance, road side parking. This property is approximately across the street from the address known as 5136 Route 14. Do your homework before you purchase this gem!



Auction Lot #18

Tax Parcel ID#: 237, 238, 239

Address: 4558 Sylvan Road, Gorham

Tax Map# 127.19-2-7.000

127.19-2-8.000 127.19-2-9.000

Land Size in Acres: 192.00 x 72.00 (combined)

2004 Assessment: \$22,400 (combined)

Last Owner: Palermo, Frank

Parcel Code: 312 - Vacant Land with Improvements

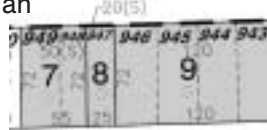
Current Taxes Due: \$1051.58

School District: Marcus Whitman

Public Water District: Yes

Public Sewer District: No

Tax Foreclosure Year: 2003



Property Description: This desirable parcel, of approximately 192' of road frontage, includes a small single story structure that might be rehabilitated into a house/cottage. It also has a large barn/garage outbuilding; great for a shop or storage. You should check this opportunity carefully . . . this acquisition may enjoy lake rights and the parcel may be just right for your new, dream home! Very nice neighborhood!



Auction Lot #19

Tax Parcel ID#: 329

Address: 4887 State Route 31, Manchester

Tax Map# 4.13-1-1.030

Land Size in Acres: leased land

2004 Assessment: \$600

Last Owner: VanWinkle, Marvin R

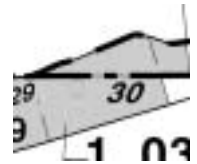
Parcel Code: 210 - Single Family Residential

Current Taxes Due: \$24.36

School District: Newark **Public Water District:** No

Public Sewer District: No

Tax Foreclosure Year: 2003



Property Description: Two story wood frame residential structure located on the bank of the historic New York State Barge Canal, in what is know as Port Gibson. This situation may offer seasonal or year around residency (home or cottage). Fishing, boating, ice skating! Note that you are purchasing the structure; that the land is leased from New York State. For information about canal land leases you may want to contact,

New York State Canal Corporation, P.O. Box 22058, Albany, New York. The Permit Revenue telephone number is 578-471-5051.



Auction Lot #20

Tax Parcel ID#: 498

Address: Charmouth Street, Richmond

Tax Map# 150.38-1-61.000

Land Size in Acres: 80.00 x 50.00

2004 Assessment: \$6,000

Last Owner: Potter, Roderic J

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$191.93

School District:

Honeoye

Public

Water District: Yes

Public

Sewer District: No

Tax Foreclosure

Year: 2003



Property Description: Small lot in the Times Union Tract that appears to have a creek running through it. You may want to purchase to add to your adjoining land, or just so that you can enjoy Honeoye Lake access for swimming or boating. Mailing address may be Honeoye.

Auction Lot #21

Tax Parcel ID#: 410
Address: Pine Hill Road, Naples
Tax Map# 206.00-1-41.200
Land Size in Acres: 5.00 Acres
2004 Assessment: \$6,300
Last Owner: Upchurch,
Donald & Eunice
Parcel Code: 314
Current Taxes Due: \$217.64
School District: Naples Central
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2003

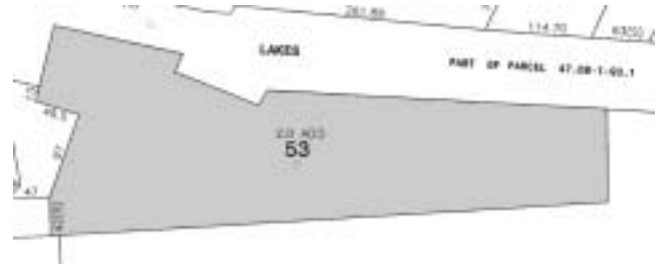


Property Description: Vacant, very rural, 5 wooded acres with 370' road frontage. Perfect location for building that rustic country cabin or your magnificent home. Recreation right out of your back door! To help identify this location, it appears to be on the south side of the road between addresses 7343 and 7274 Pine Hill Road (a/k/a County Line Road).



Auction Lot #22

Tax Parcel ID#: 427
Address: Pleasant Street/Quarry Street, V-Phelps
Tax Map# 48.09-3-53.000
Land Size in Acres: 2.00 Acres
2004 Assessment: \$4,600
Last Owner: Drewton Co Inc
Parcel Code: 311 - Residential Vacant Land
Current Taxes Due: \$176.78
School District: Phelps-Clifton Springs
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2003



Property Description: Very nice 2 acre wooded land located in the Village of Phelps. Although, in the village, you will feel like you are deep in the country! This rare find may be a suitable spot for your secluded housing or recreation. To help identify the location, it is at the dead end of Quarry Street. It appears to be bounded on the north by railroad tracks and on the south by a beautiful country stream. Walk all over this property, enjoy it and then make this dream purchase!



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Auction Lot #23

Tax Parcel ID#: 248

Address: Maiden Lane, Gorham

Tax Map# 127.74-1-2.000

Land Size in Acres: 30.00 x 82.00

2004 Assessment: \$1,600

Last Owner: Placious, Raymond

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$43.73

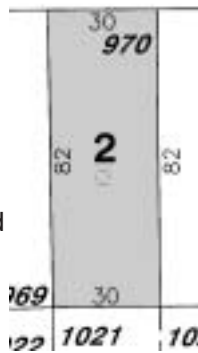
School District: Marcus Whitman

Public Water District: Yes

Public Sewer District: No

Tax Foreclosure Year: 2003

Property Description: Small vacant residential lot in Sylvan Beach community. This land is located between addresses 4469 and 4509 Maiden Lane. Check that this acquisition may avail you to Canandaigua Lake rights? Very nice neighborhood!



Ontario County...



...your opportunity in
"The Chosen Spot"

Auction Lot #24

Tax Parcel ID#: 588

Address: Lane Road, Victor

Tax Map# 15.00-2-68.000

Land Size in Acres: .13 Acres

2004 Assessment: \$1,400

Last Owner: Moore, Christopher

Parcel Code: 330 - Vacant Commercial

Current Taxes Due: \$265.04

School District: Victor Central

Public Water District: Yes

Public Sewer District: Yes

Tax Foreclosure Year: 2003

Property Description: Very small parcel of vacant wooded land. Potential uses - you may want to purchase this plot to add to your adjoining land. To help identify the location, it appears to be approximately across from 40 MPH sign.



Auction Lot #25

Tax Parcel ID#: 258

Address: County Road 18, Gorham

Tax Map# 143.00-1-54.000

Land Size in Acres: 1.20 Acres

2004 Assessment: \$600

Last Owner: Rose, Robert

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$17.76

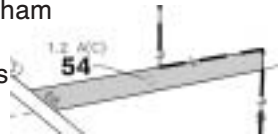
School District: Marcus Whitman

Public Water District: Yes

Public Sewer District: No

Tax Foreclosure Year: 2003

Property Description: This is a 1.2 acre parcel of land in the rural community of Gorham. This vacant property could possibly be the old railroad bed. To identify the location, look for the guide rails near the railroad bed. Also note that it is on the opposite side of the road, on the northern boundary of the Gorham Cemetery. You would not have to worry about noisy neighbors!



Auction Lot #26

Tax Parcel ID#: 287

Address: 4195 East Avenue, Hopewell

Tax Map# 72.05-3-15.000

Land Size in Acres: 1.10 Acres

2004 Assessment: \$400

Last Owner: Metropolitan Entertnmt Co Inc

Parcel Code: 323 - Rural Vacant Land

Current Taxes Due: \$12.00

School District: Canandaigua City

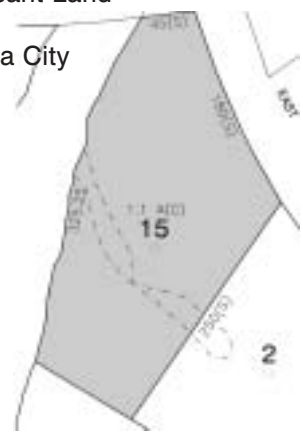
Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2003

Property Description:

Vacant residential/ agricultural, rural, partially wooded land with approximately 300' frontage on the Canandaigua Outlet. Recreational property? To identify the location, it is at the southwest corner of the intersection of East Avenue and Route 488.



TOMPKINS COUNTY & TIOGA COUNTY

are planning their respective

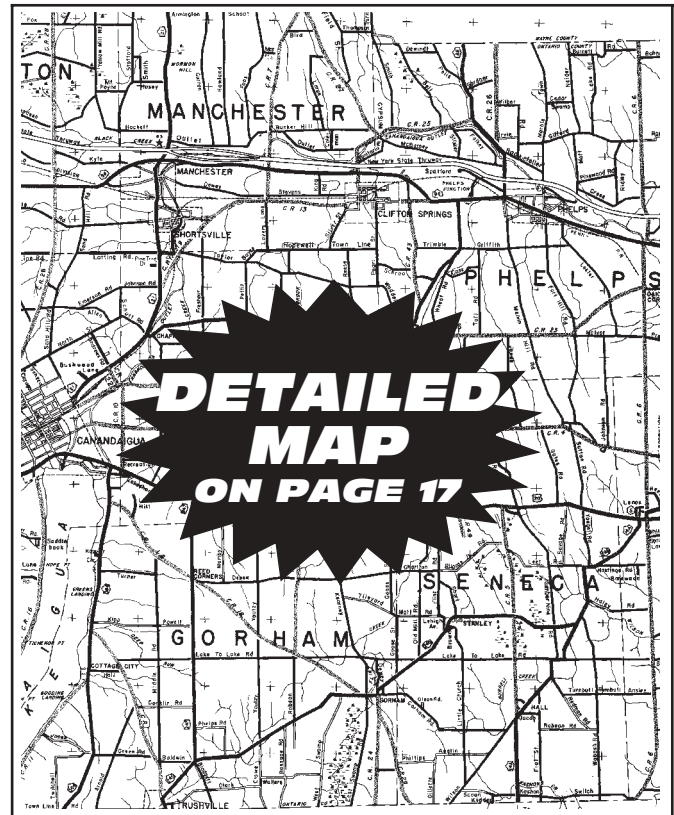
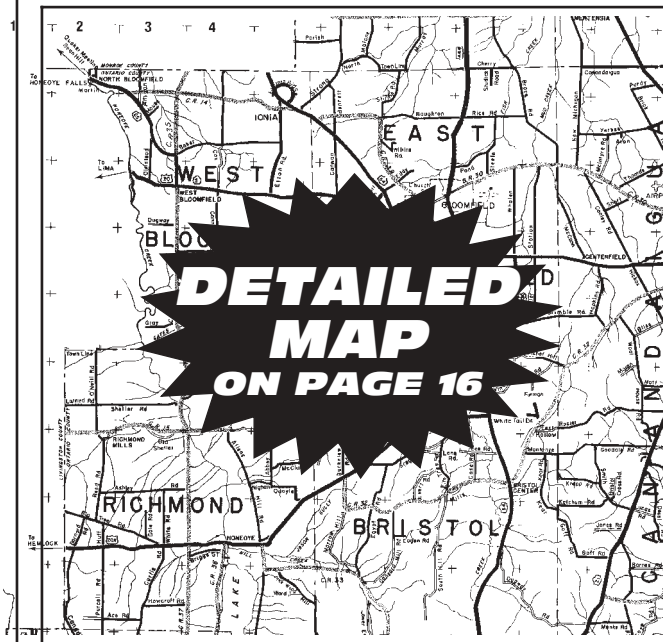
REAL PROPERTY

TAX FORECLOSURE AUCTIONS

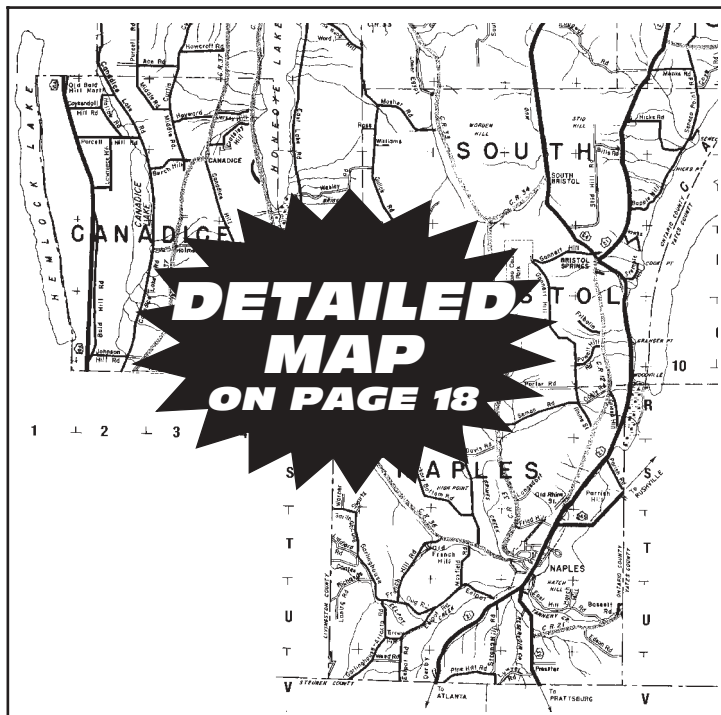


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so you don't miss any opportunities

Ontario County PROPERTY LOCATION MAPS



This information booklet contains area maps designed to guide bidders to each auction lot location, to the auction and preview sale site



Auction Date: Saturday, May 7, 2005

Auction Time: Promptly at 10:00 am
Final Registration: 9:00 am

Public Information Session:

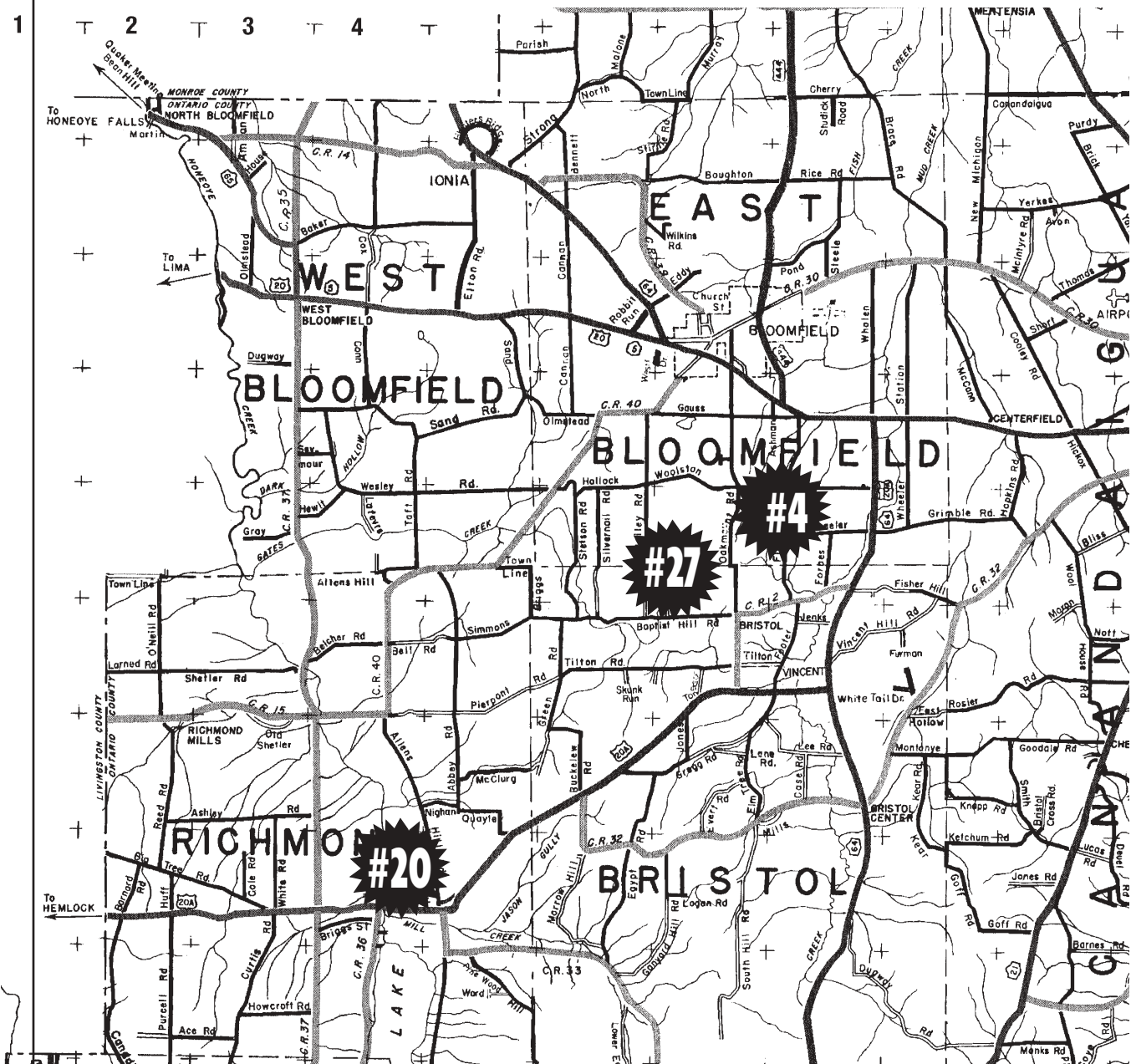
Thursday, April 28, 2005
at 7:00 pm

Auction Location:

Ontario County Safety
Training Center
2914 County Road 48
Town of Hopewell, NY

This booklet also available online at:
WWW.REYNOLDSAUCTION.COM

Ontario County PROPERTY LOCATION MAPS



Full color photographs and detailed lot information

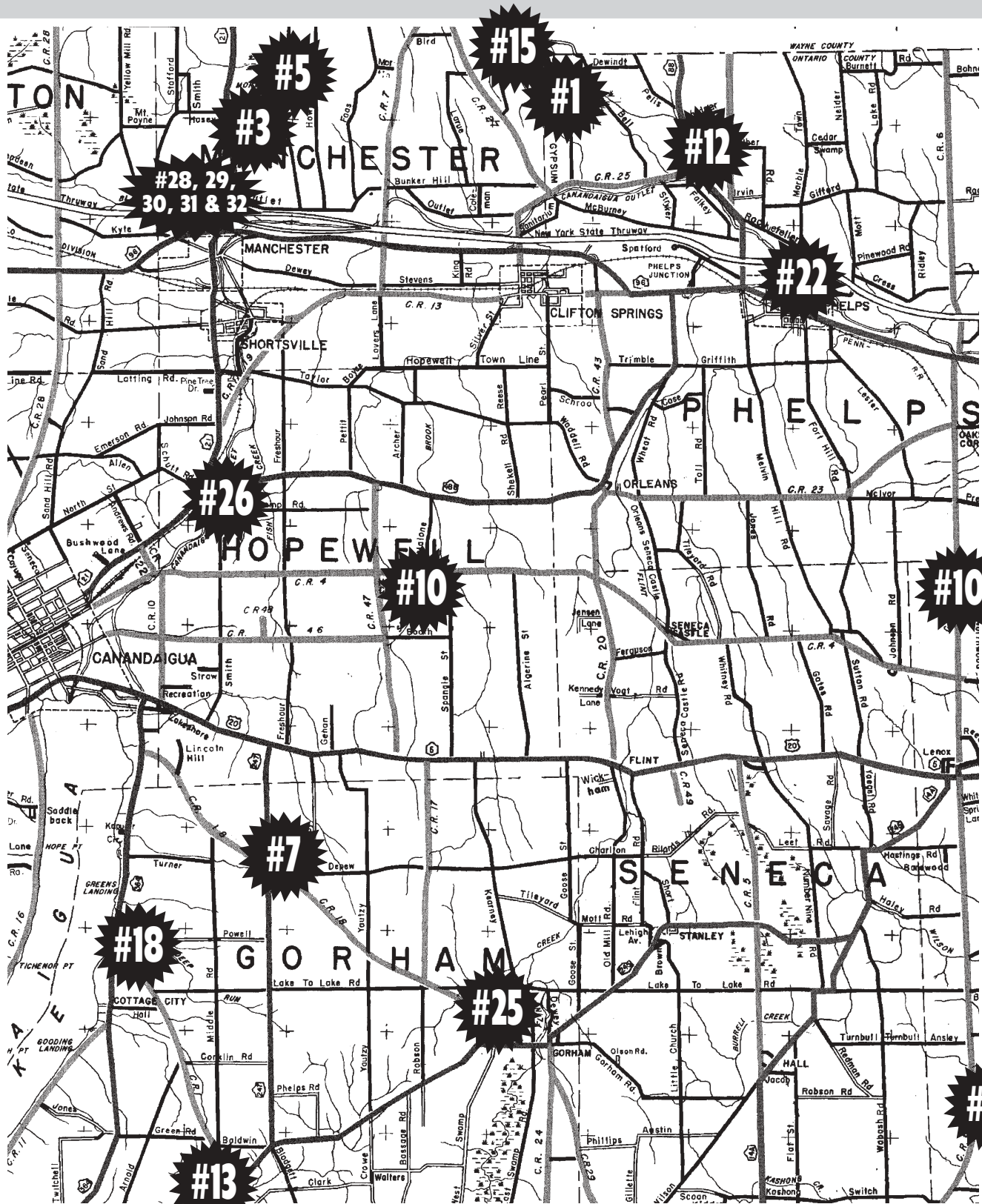
WWW.REYNOLDSAUCTION.COM

**MUNICIPAL PROPERTY
TAX FORECLOSURE**

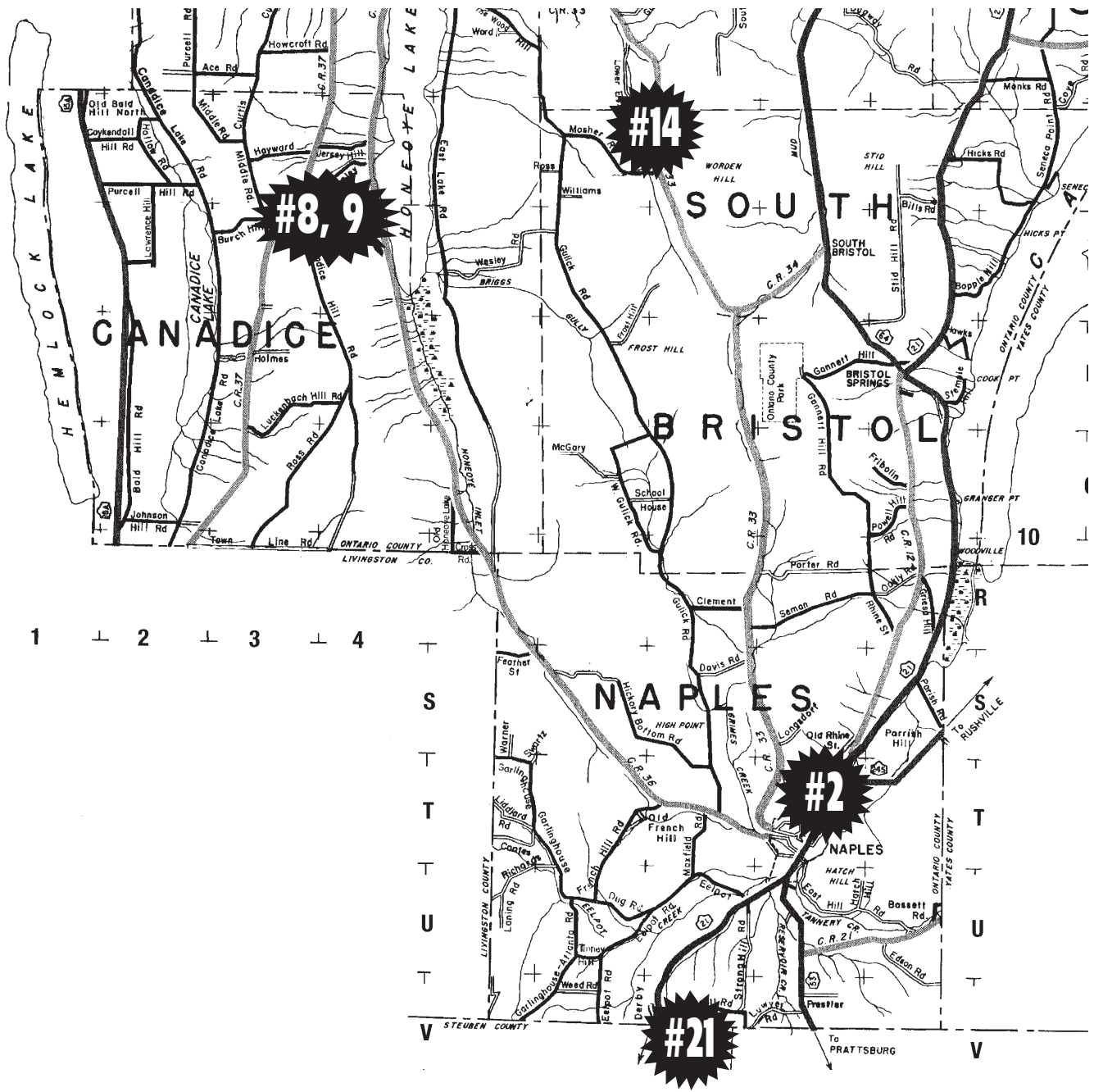
Visit us at www.co.ontario.ny.us



Ontario County PROPERTY LOCATION MAPS



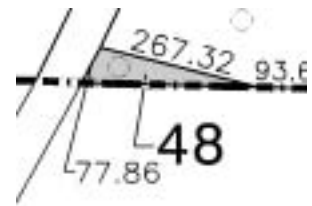
Ontario County PROPERTY LOCATION MAPS





Auction Lot #27
Tax Parcel ID#: 129
Address: State Route 64 South, East Bloomfield
Tax Map# 95.00-1-48.000
Land Size in Acres: 70.00 x 290.00 IRR
2004 Assessment: \$200
Last Owner: Rogers, Andrew Estate
Parcel Code: 120 - Field Crops
Current Taxes Due: \$8.12
School District: Bloomfield

Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2003
Property Description: This vacant land offers 77' of frontage on State Route 64. It is a pie shaped lot that may include the creek. To identify the location, it appears that the boundary may be near the East Bloomfield marker sign.



Auction Lot #28
Tax Parcel ID#: 139
Address: Sheldon Road, Farmington
Tax Map# 18.00-1-65.000
Land Size in Acres: 1.80 Acres
2004 Assessment: \$200
Last Owner: Carmel, Beatrice

Parcel Code: 323 - Rural Vacant Land
Current Taxes Due: \$7.92
School District: Victor
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2003

REPRESENTATIVE PHOTO



Property Description: Recreational land. There is speculation that this may be wetlands offering a desirable opportunity for a donation to Ducks Unlimited. This property may be land locked.

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LOTS 29, 30, 31 & 32 - RECREATIONAL LAND



REPRESENTATIVE PHOTO

Auction Lot #29

Tax Parcel ID#: 136
Address: Sheldon Road, Farmington
Tax Map# 18.00-1-62.000
Land Size in Acres: 2.40 Acres
2004 Assessment: \$200
Last Owner: Carmel, Beatrice
Parcel Code: 323 - Rural Vacant Land
Current Taxes Due: \$9.96
School District: Red Jacket Central
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2003
Property Description: Recreational land. There is speculation that this may be wetlands offering a desirable opportunity for a donation to Ducks Unlimited. This property may be land locked.

Auction Lot #30

Tax Parcel ID#: 135
Address: Sheldon Road, Farmington
Tax Map# 18.00-1-61.000
Land Size in Acres: 1.50 Acres
2004 Assessment: \$200
Last Owner: Carmel, Beatrice
Parcel Code: 323 - Rural Vacant Land
Current Taxes Due: \$9.96
School District: Red Jacket Central
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2003
Property Description: Recreational land. There is speculation that this may be wetlands offering a desirable opportunity for a donation to Ducks Unlimited. This property may be land locked.

Auction Lot #31

Tax Parcel ID#: 137
Address: Sheldon Road, Farmington
Tax Map# 18.00-1-63.000
Land Size in Acres: 1.40 Acres
2004 Assessment: \$100
Last Owner: Carmel, Beatrice
Parcel Code: 323 - Rural Vacant Land
Current Taxes Due: \$4.97
School District: Red Jacket Central
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2003
Property Description: Recreational land. There is speculation that this may be wetlands offering a desirable opportunity for a donation to Ducks Unlimited. This property may be land locked.

Auction Lot #32

Tax Parcel ID#: 138
Address: Sheldon Road, Farmington
Tax Map# 18.00-1-64.000
Land Size in Acres: 1.40 Acres
2004 Assessment: \$100
Last Owner: Carmel, Beatrice
Parcel Code: 323 - Rural Vacant Land
Current Taxes Due: \$4.97
School District: Red Jacket Central
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2003
Property Description: Recreational land. There is speculation that this may be wetlands offering a desirable opportunity for a donation to Ducks Unlimited. This property may be land locked.

Ontario County REAL PROPERTY TAX FORECLOSURE AUCTION

Saturday, May 7, 2005

Begins at 10:00 am - Registration at 9:00 am

Auction & Information Session Location

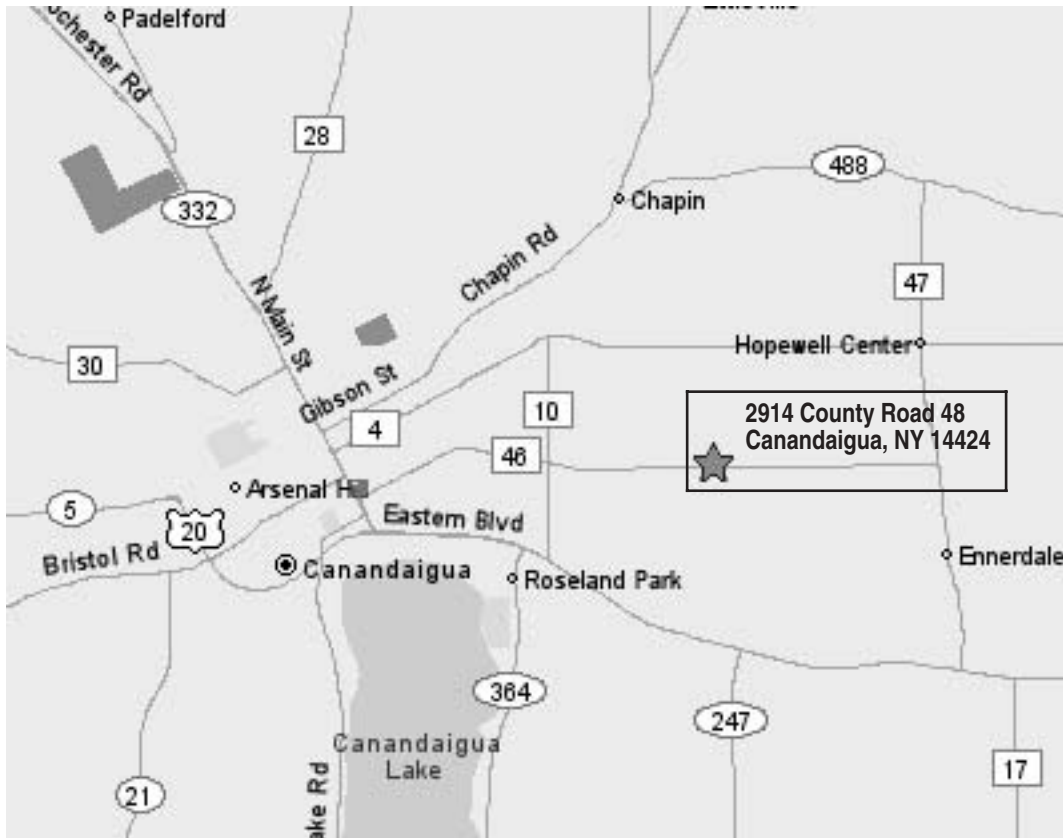
Ontario County Safety Training Center
2914 County Road 48
Town of Hopewell, NY

Public Preview & Information Session

Thursday, April 28 at 7:00 pm

CLIP & SAVE

CLIP & SAVE





Ontario County, NY Real Property Tax Foreclosures

AUCTION TERMS & CONDITIONS

GENERAL...

1. All properties offered at this auction have been foreclosed upon to enforce the collection of delinquent taxes under the New York State Real Property Tax Law. The legal redemption period expired at 5:00 PM on Friday, January 14, 2005.
2. All properties are sold AS IS - WHERE IS with ownership acknowledged by Quitclaim or Tax Deed. The County WILL NOT furnish an abstract of title or title insurance.
 - a. Crossroads Abstract Co. pursuant to their contract with the county, will make title insurance available to purchasers of auction property. Title insurance requires an abstract of title. For further information and costs of title insurance or abstract work, contact Mr. Matt Gage at:

Crossroads Abstract Co.

97 South Main Street, Canandaigua, New York 14424

585-394-0400

- b. NYS Real Property Tax Law (Article 11) provides that the tax foreclosure process cuts off all title and interest of the owner, and also all other claims and liens, including mortgages and judgments. Recorded easements and rights of way are not cut off.
3. Federal tax liens are covered by the Code of Federal Rules. The county notified the IRS of the tax foreclosure on December 17, 2004 informing them that the 120 day federal right to redeem would begin to run on January 15, 2005 and that it would expire on May 16, 2005.
 4. Each purchaser will be required to sign a legally binding Property Bid Acknowledgment Form for each purchase which commits the Purchaser to compliance with all Terms and Conditions as stated herein.
 5. All property bids and purchase memorandums are subject to confirmation by the Ontario County Board of Supervisors.
 6. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only. The Seller neither guarantees nor warranties anything as to location, dimensions, parcel use or size. **It is the sole responsibility of the purchaser to determine the legal and/or physical fitness of the property.**
 7. Risk of loss or damage by fire, vandalism or any other cause (except taking under the power of eminent domain) between the time of sale and the time of deed delivery is assumed by the purchaser.
 - A In the case of any parcel where the high bidder or the County has a factual basis for environmental concerns, the County may extend the closing deadline to allow the high bidder to conduct an environmental investigation. The high bidder shall inform the County, in writing, of the environmental concerns, and shall retain appropriate professionals, approved by the County, to conduct the investigation.
 8. All potential Bidders must show acceptable identification for issuance of a bid number.
 9. All Bidders/Buyers must register for this auction and hold a buyers number.
 10. All decisions regarding bidding disputes shall remain completely within the Auctioneers discretion.
 11. The Auctioneer retains the right to reject any bid that is not within current bidding increments or that is not an appreciable advancement over the preceding bid.
 12. The Auctioneer and the Seller shall remain forever immune from any and all liability concerning any personal injury or property damage occurring before, during or after the auction, no matter what the cause. Additionally, the Auctioneer and Seller shall remain forever immune from the consequence of purchase of any property at this auction.

FINANCIAL...

13. Payments shall be made by cash, bank check, certified check, money order, business or personal check drawn on a New York State bank. Bank instruments must be made payable to Ontario County Treasurer. The Purchaser(s) is (are) required to sign a Transfer Report Form, available at the Ontario County Treasurers office. The property transfer and closing process will be handled by the Ontario County Attorneys office.



AUCTION TERMS & CONDITIONS

FINANCIAL... (continued)

14. Full payment which includes current taxes due and recording fees, must be made immediately at knockdown (when the Auctioneer says sold), for any properties sold in the amount of \$5,000.00 or less.
15. Any properties sold for more than \$5,000.00...the amount of \$5,000.00 plus 10% of the amount over \$5,000.00 must be paid immediately at knockdown.
 - a. The remainder of the purchase price, current taxes due, and recording fees must be paid to, and received by, the Ontario County Treasurer no later than 5:00 PM, Friday, May 20, 2005; at...

**Ontario County Treasurer
County Municipal Building (2nd floor)
20 Ontario Street (behind Courthouse)
Canandaigua, New York 14424**

16. If the necessary payments have been delivered to the Treasurers Office, and if the County has the executed transfer report form and other information requested above, the County will be able to record the transfer documents and complete the closing process on Friday, May 20, 2005 or within a short time thereafter. If you have questions about this process, contact the Ontario County Attorneys Office at 585-396-4411.
17. Failure to close on the property or failure to pay the remainder of the purchase price, current taxes and recording fees, subjects the purchaser to loss of any and all deposit monies, and all rights or claims to the property.

TAXES...

18. The county will pay all delinquent taxes and charges up to and including all those appearing on the January 1, 2004 Town and County tax bill. This may include the following:
 - 2003 - 2004 Village tax
 - 2003 - 2004 School tax
 - 2004 Town and County tax
 - Special District charges levied and included in these tax bills
19. The purchaser will pay all of the following taxes and charges, including all interest and penalties, if applicable and if they have not been paid:
 - 2004 - 2005 Village taxes
 - 2004 - 2005 School taxes
 - 2005 Town and County taxes
 - Current water, sewer or other Special District charges that have not been included in the tax bills.
 - Exemption charge-backs: there may be one or more exemptions presently applicable to the property. If so, there will be one or more future pro-rated exemption charge-backs levied against the purchaser.
20. Purchasers will be responsible for all upcoming taxes. In order to avoid paying interest and penalties, the new owner should receive all tax bills. **Purchasers are advised to immediately notify the appropriate village, school and town tax collectors of the new ownership, and the address where future tax bills are to be mailed.** Contact the Ontario County Treasurers Office at 585-396-4432, Monday through Friday, 8:30 AM to 5:00 PM for a current listing of all tax collectors.

ASSESSMENTS...

21. The information booklet lists the 2004 assessments for each property. Bidders or purchasers with questions regarding assessed values or assessment practices are advised to immediately contact the assessors office of the town in which the property is located. A current listing of all assessors is available at the Ontario County Real Property Tax Services Agency or by calling 585-396-4382, Monday through Friday, 8:30 AM to 5:00 PM.

PUBLIC AUCTION

Ontario County, New York

REAL PROPERTY TAX FORECLOSURES

Print this booklet at:
www.reynoldsauktion.com

Auction Date:
Saturday, May 7, 2005

Auction Begins:
Promptly at 10:00 am

Registration:
9:00 am

Public Information Session:
Thursday, April 28, 2005
at 7:00 pm

Auction Location:
Ontario County
Safety Training Center
2914 County Road 48
Town of Hopewell, NY

**AUCTION
LOT #5**



Reynolds Auction Co.
P.O. Box 508
Newark, NY 14513

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