

**REYNOLDS
AUCTION
COMPANY**

presents...



**2006
Ontario
County
Real
Property
Tax
Foreclosures**



*Ontario County,
New York*

**AUCTION
Wednesday,
May 3, 2006**

at 7:00 pm

*Registration &
Preview 6:00 pm*

Public Auction



**Public
preview &
information
session:
Wednesday,
April 26 at
7:00 pm**

**Doors open
at 6:30 pm**



**Available Auction
Lots located in:**

- Manchester
- Canandaigua
- Richmond
- Victor
- Bloomfield
- Phelps



**Auctioneer
John T. Reynolds, CAI**

Telephone 315-331-8815
Fax 315-331-2054

This booklet also
available online at
www.reynoldsauktion.com

www.reynoldsauktion.com

Auction Lot #: 1

Tax Parcel ID#: 534
Address: State Route 96, Victor, Town of Victor
Tax Map# 15.00-2-78.000
Land Size in Acres: .20 Irregular
2005 Assessment: \$32,000.00
Last Owner: William Muller
Parcel Code: 330 - Vacant Commercial
School District: Victor Central
Public Water District: Yes
Public Sewer District: Yes
Tax Foreclosure Year: 2004



Property Description: Vacant commercial land consisting of a 50' parcel running diagonal between NYS Routes 96 and 251, bordered on the south/west by a Ford vehicle dealership parking lot and north/east by two story residential structure. This parcel appears to be a creek bed. There is a NYS drainage easement applicable to this property.



www.co.ontario.ny.us

Auction Lot #: 2

Tax Parcel ID#: 274
Address: 3020 Smith Road, Canandaigua, Town of Hopewell
Tax Map# 85.00-1-64.000
Land Size in Acres: 0.57
2005 Assessment: \$43,700.00
Last Owner: Ravine Johnson
Parcel Code: 270 - Manufactured Housing
School District: Canandaigua City
Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2004

Property Description: Improved manufactured home, fully skirted with additions. Country location on mature treed lot and close to Canandaigua. Very good schools. Super nice large back yard for children or other recreation. This property appears to be occupied.



Ontario County...

Auction Lot #: 3

Tax Parcel ID#: 423

Address: 3899 Abbey Road, Bloomfield, Town of Richmond

Tax Map# 108.00-1-28.110

Land Size in Acres: 133.0

2005 Assessment: \$144,300.00

Last Owner: James Maycock

Parcel Code: 112 - Dairy Farm

School District: Honeoye Central

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2004



*Absolutely
magnificent
property!*

This land
consists of
133 acres
south of West
Bloomfield;
formerly a
dairy farm



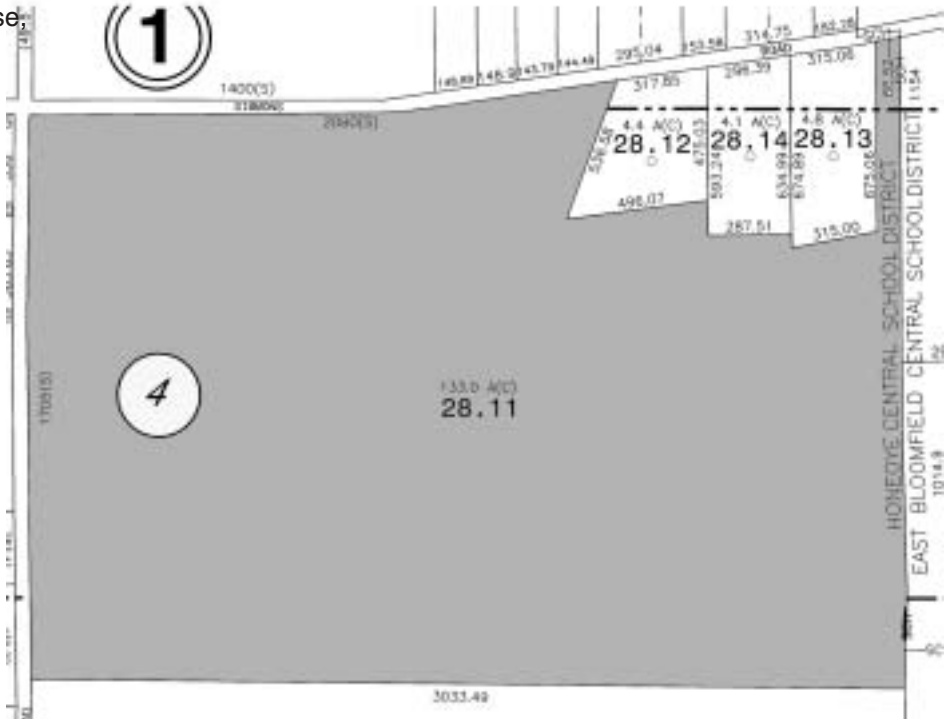
Auction Lot #3 continued on page 4

...your opportunity in "The Chosen Spot"

Auction Lot #3
continued from page 3



Property Description: Formerly a dairy farm. Could be the perfect location for the gentleman farmer, horses, or the professional farmer looking to increase acreage! The land has pasture, tillable acreage and some mature woods. The property boasts a traditional gambrel barn, other out buildings and a multi- vehicle garage that looks sound. The home . . . an 1850's two story colonial brick structure may have historical significance. Quick inspection will conclude that the home could be a showcase, resplendent in tradition and of quiet times past. The views in any direction are intoxicating. This once in a lifetime property is located at the south east corner of Simmons and Abby Roads. This opportunity is close enough for a comfortable Rochester commute. The property appears to be occupied.



John T. Reynolds, Inc.
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 03, 2006 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 + _____

Deposit amount - _____

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

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 #: 4

Tax Parcel ID#: 429

Address: 4646 County Road 37, Livonia,
Town of Richmond

Tax Map# 135.00-1-16.000

Land Size in Acres: 7.10

2005 Assessment: \$110,700.00

Last Owner: Edwin & Beverly Schneider

Parcel Code: 210 - Single Family Residential

School District: Honeoye Central

Public Water District: Yes

Public Sewer District: No

Tax Foreclosure Year: 2004

Property Description: Country location with more than 7 acres. Architecturally distinctive, large two story colonial wood frame home, just right for a growing family. Records indicate that this home has six bedrooms. There is an attached one car garage at the rear of the home. The seven acres enjoy mature trees/woods and offers many recreational opportunities; snow-mobiles, four wheelers, horses, etc. Just enough land to enjoy and have fun! Also, near Honeoye and the lake. Close enough to Rochester for a relaxing commute. The house appears to be occupied.



Auction Lot #: 5

Tax Parcel ID#: 367

Address: 253 Main Street, Phelps, Village of Phelps

Tax Map# 47.07-1-26.000

Land Size in Acres: 0.35

2005 Assessment: \$79,500.00

Last Owner: Judith E. Marcellus

Parcel Code: 210 - Single Family Residential

School District: Phelps-Clifton Springs (Midlakes)

Public Water District: Yes

Public Sewer District: Yes

Tax Foreclosure Year: 2004

Property Description: Very, very nice appearing two story wood framed colonial, family home! Well maintained exterior, fenced side yard and a large back yard for the kids. Records indicate this home enjoys four bedrooms and two bathrooms. It is close to schools, shopping, work and small town life. The west side driveway may be shared. This looks to be a great starter home or a very respectable upgrade! Great location, great opportunity. DO NOT miss considering this property! The house appears to be occupied.



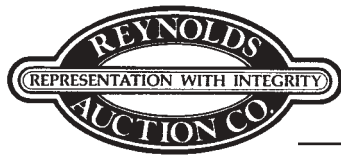


Auction Lot #: 6

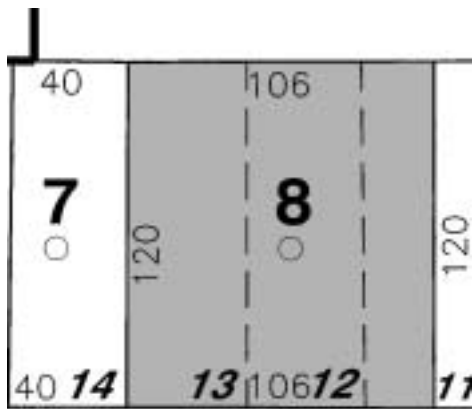
Tax Parcel ID#: 216
Address: 11 Railroad Avenue, Rushville,
 Village of Rushville
Tax Map# 171.05-1-17.000
Land Size in Acres: 0.44
2005 Assessment: \$55,000.00
Last Owner: Harold Dunshie
Parcel Code: 210 - Single Family Residential

School District: Marcus Whitman Central
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2004

Property Description: This double wide manufactured ranch home has multiple bedrooms, rear entrance and front handicap ramp/entrance, on almost half an acre. It is fully skirted and looks to be in good condition. Rushville is a wonderful Finger Lakes community with a great school district and good old fashion rural roots! This home is vacant. Live-in or great income opportunity.



This entire booklet
 available online
www.reynoldsauktion.com



Auction Lot #: 7

Tax Parcel ID#: 291
Address: 8 Lehigh Avenue, Manchester, Village of Manchester
Tax Map# 44.05-1-8.000
Land Size in Acres: 0.29
2005 Assessment: \$46,900.00
Last Owner: Sandra L. Flieger
Parcel Code: 210 - Single Family Residential
School District: Red Jacket Central
Public Water District: Yes
Public Sewer District: Yes
Tax Foreclosure Year: 2004

Property Description: This single story wood framed cottage/ranch, three bedroom home, has as much opportunity as any offering in this auction. This home has a 1/4 acre lot with mature shrubbery and is very close to the Red Jacket Schools, library and community amenities. Most important, it is surrounded by well kept neighborhood homes that will support the appreciating value of this investment. The property appears to be occupied.



Auction Lot #: 8

Tax Parcel ID#: 237, 238 & 239
Address: 4556-4558 Sylvan Road, Canandaigua, Town of G
Tax Map# 127.19-2-7.000
Land Size in Acres: 192.0' x 72.0'
2005 Assessment: \$22,400.00
Last Owner: Frank Palermo
Parcel Code: 312 - Vacant Land with Improvements
School District: Marcus Whitman Central
Public Water District: Yes
Public Sewer District: Yes
Tax Foreclosure Year: 2003

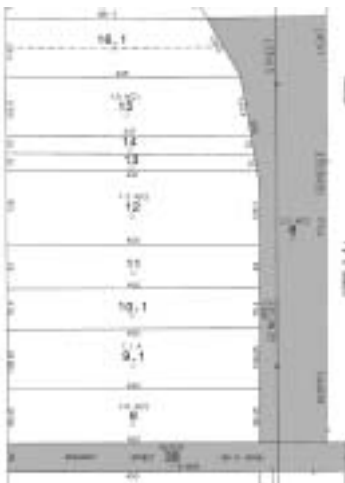
0	949	948	947	946	945	944	943
	50(S)					120	
	7	8			9		
	35	25			120		



Property Description: Sylvan Beach... small cottage, with detached garage. Frankly, the cottage is quite dilapidated and most probably should be demolished. The detached garage/outbuilding appears to be sound with immediate promise for storage. Canandaigua Lake access! Summer fun! This could be an investment that should appreciate with your effort and time. The property is vacant and is directly across from White Way. To your benefit, we have combined three adjacent lots which will be sold as one; tax parcel ID # 127.19-2-7.000, tax parcel ID # 127.19-2-8.000 and tax parcel ID # 127.19-2-9.000.

Auction Lot #: 9

Tax Parcel ID#: 186 & 187
Address: North Genesee Street, Geneva, Town of Geneva
Tax Map# 90.11-1-38.000
Land Size in Acres: 3.0
2005 Assessment: \$15,100.00
Last Owner: Joseph Diprima
Parcel Code: 311 - Residential Vacant Land
School District: Geneva City
Public Water District: Yes
Public Sewer District: Yes
Tax Foreclosure Year: 2004



Property Description: Residential vacant land. Access to this 'dog-leg' shaped property is between street addresses known as 3023 and 3017 North Genesee Street. This is the combination of two parcels, sold as one lot; tax parcel ID # 90.11-1-6.000 and tax parcel ID # 90.11-1-38.000.



Ontario County PROPERTY LOCATION MAPS



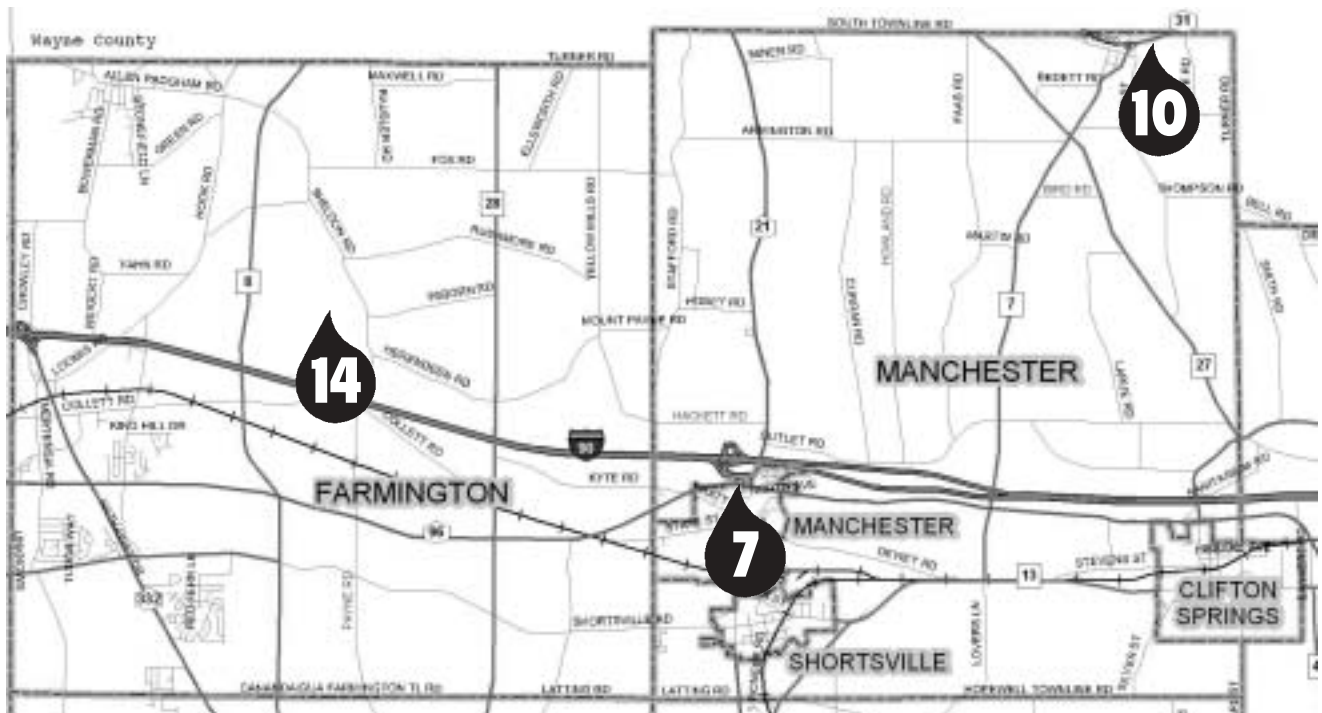
Auction Date:
Wednesday, May 3, 2006

Auction Begins:
Promptly at 7:00 pm

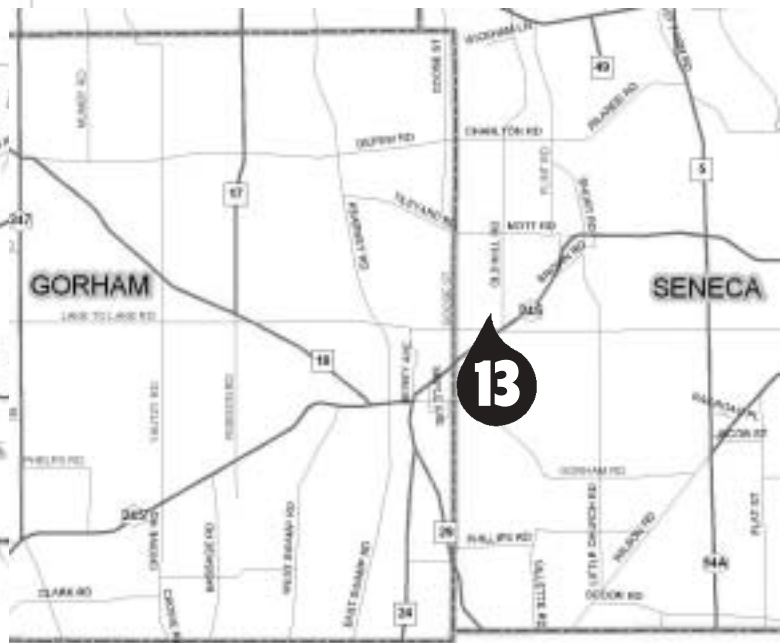
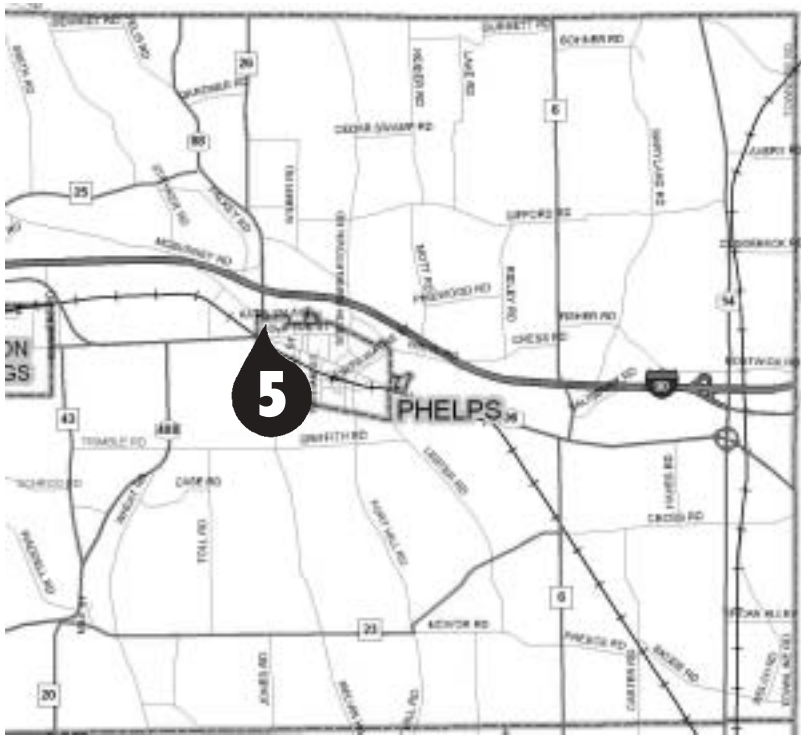
Registration: 6:00 pm

Public Information Session:
Wednesday, April 26, 2006
at 7:00 pm

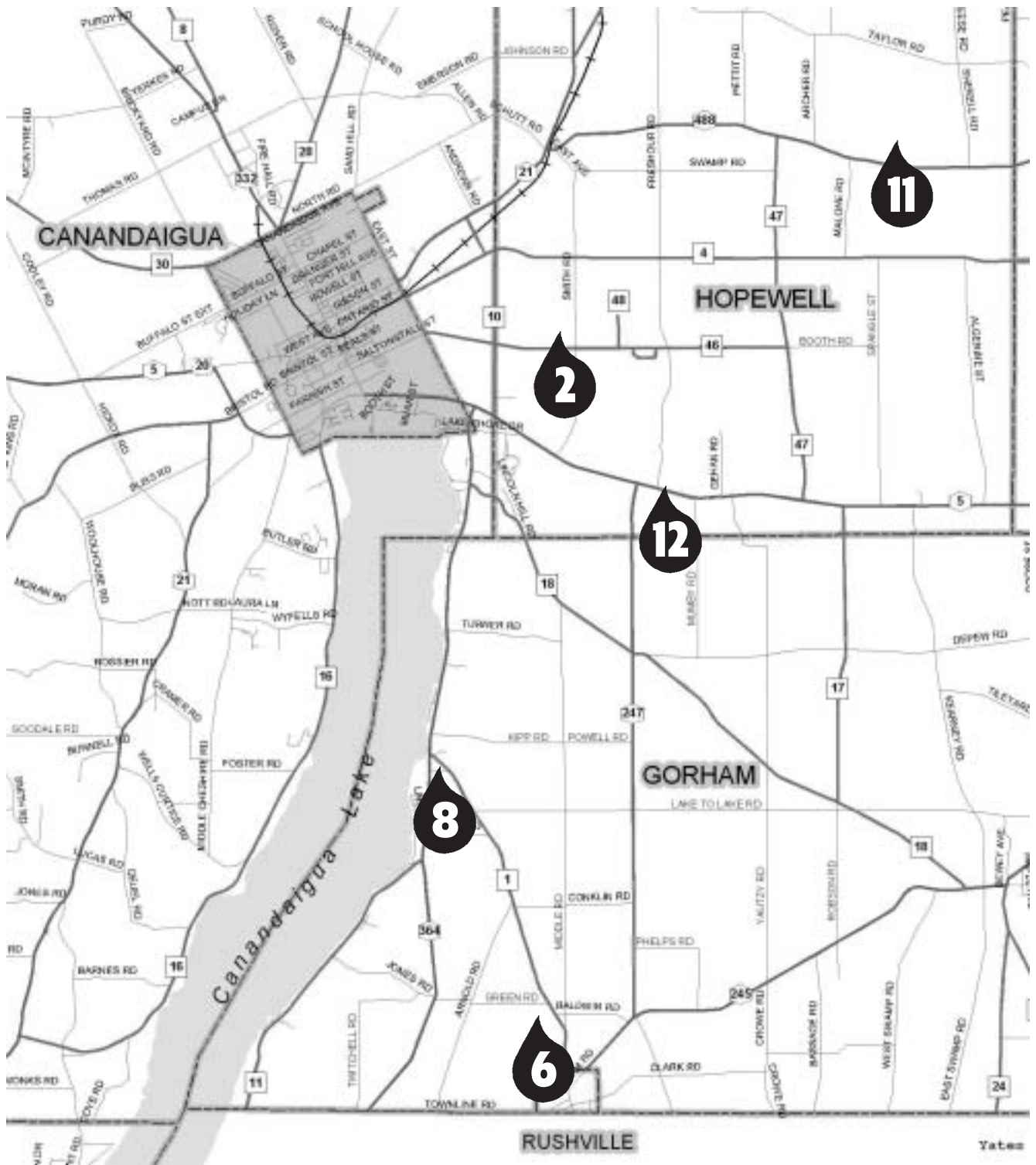
Auction Location:
Ontario County
Safety Training Center,
2914 County Road 48,
Town of Hopewell, NY



Ontario County PROPERTY LOCATION MAPS

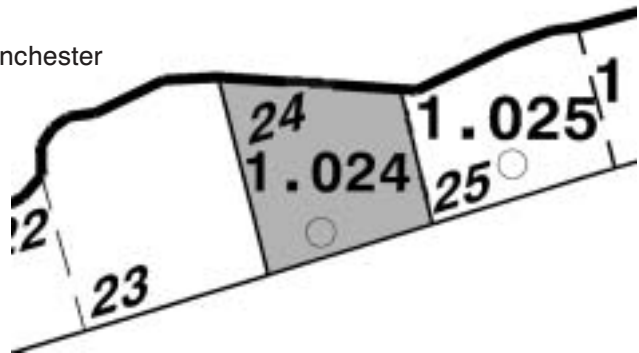


Ontario County PROPERTY LOCATION MAPS



Auction Lot #: 10

Tax Parcel ID#: 303
Address: 4863 State Route 31, Port Gibson, Town of Manchester
Tax Map# 4.13-1-1.024
Land Size in Acres: Leased Land
2005 Assessment: \$10,100.00
Last Owner: Mike Shkavritko
Parcel Code: 210 - Single Family Residential
School District: Newark Central
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2004

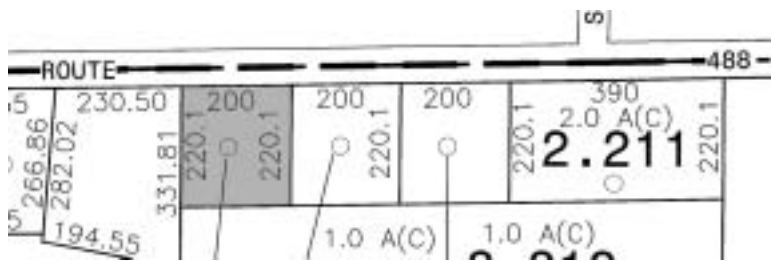


Property Description: Waterfront property located on the NYS Erie Canal. Very unusual wood framed structure built on the bank of the historic New York State Barge Canal, in what is known as Port Gibson. Even though the structure has been condemned, this location offers many recreational opportunities. 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 12201. The Permit Revenue telephone number is 578-471-5051. Please, don't overlook this opportunity!

Auction Lot #: 11

Tax Parcel ID#: 273
Address: 2809 St. Route 488, Clifton Springs, Town of Hopewell
Tax Map# 74.00-1-2.220
Land Size in Acres: 1.00
2005 Assessment: \$5,800.00
Last Owner: Richard & Noelle Carlson

Parcel Code: 314 - Rural Vacant Land less than 10 acres
School District: Phelps-Clifton Springs (Midlakes)
Public Water District: No
Public Sewer District: No
Tax Foreclosure Year: 2004



Property Description: One acre of vacant land that could be a very desirable building lot. Great school district! This property demands your inspection. Dont forget to check with the local authorities to make sure that this parcel will meet your new home needs. For quick location identification, note that the property is between addresses known as 2815 and 2797 State Route 488.



Tompkins County & Tioga County
are planning their respective
REAL PROPERTY TAX FORECLOSURE AUCTIONS
Log onto www.reynoldsauction.com and sign up for automatic auction notification so you don't miss any opportunities!

Auction Lot #: 12

Tax Parcel ID#: 284

Address: 3807 Route 5 & 20, Canandaigua,
Town of Hopewell

Tax Map# 99.00-2-32.200

Land Size in Acres: 0.25

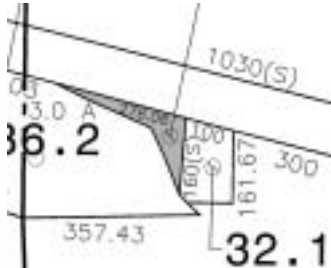
2005 Assessment: \$5,000.00

Last Owner: Pasquale & Suhila Cucchiara

Parcel Code: 210 - Single Family Residential

School District: Marcus Whitman Central

Property Description: Route 5 & 20 1/4 acre parcel, just east of Canandaigua. The wood frame two story colonial structure at this location has been condemned because you cannot install a septic system. This irregular shaped parcel is bordered at the rear by a small creek. The property appears to be un-occupied and is located west of an automotive collision shop.



Public Water District: Yes
Public Sewer District: No
Tax Foreclosure Year: 2004

Auction Lot #: 13

Tax Parcel ID#: 488

Address: Olson Road, Stanley, Town of Seneca

Tax Map# 144.00-3-23.000

Land Size in Acres: 0.23

2005 Assessment: \$900.00

Last Owner: Unknown

Parcel Code: 311 - Residential Vacant Land

School District: Marcus Whitman Central

Public Water District: Yes

Public Sewer District: No

Tax Foreclosure Year: 2004

Property Description:

Vacant grassy parcel, almost 1/4 acre. Building lot? This plot of land is located approximately 350' from the corner of Gorham Road on Olson Road, directly behind 2386 Gorham Road (a gray house).



Auction Lot #: 14

Tax Parcel ID#: 164

Address: Sheldon Road, Farmington,
Town of Farmington

Tax Map# 30.00-1-70.000

Land Size in Acres: 4.00

2005 Assessment: \$400.00

Last Owner: Ronald Whittaker

Parcel Code: 323 - Vacant Rural

School District: Red Jacket Central

Public Water District: No

Public Sewer District: No

Tax Foreclosure Year: 2004

Property Description:

4 acres recreational land. There is speculation that this may be wetlands offering a desirable opportunity for a donation to Ducks Unlimited or another conservation friendly charity. This property may be land locked. Representative photographs.





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 13, 2006.
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 16, 2005 informing them that the 120 day federal right to redeem would begin to run on January 14, 2006 and that it would expire on May 15, 2006.
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 warrants 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.
8. 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.
9. All potential Bidders must show acceptable identification for issuance of a bid number.
10. All Bidders/Buyers must register for this auction and hold a buyers number.
11. All decisions regarding bidding disputes shall remain completely within the Auctioneers discretion.
12. 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.
13. 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...

14. 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.
15. 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.

(continued on page15)



Ontario County, NY Real Property Tax Foreclosures

AUCTION TERMS & CONDITIONS

(continued from page 14)

FINANCIAL...

16. 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.
- The remainder of the purchase price, current taxes due, and recording fees must be paid to, and received by, the Ontario County Treasurer (585-396-4432) no later than 5:00 PM, Friday, May 12, 2006; at...

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

17. 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 12, 2006 or within a short time thereafter. If you have questions about this process, contact the Ontario County Attorneys Office at 585-396-4411.
18. 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...

19. The county will pay all delinquent taxes and charges up to and including all those appearing on the January 1, 2005 Town and County tax bill. This may include the following:
- 2004 - 2005 Village tax
 - 2004 - 2005 School tax
 - 2005 Town and County tax
 - Special District charges levied and included in these tax bills.
20. 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:
- 2005 - 2006 Village taxes
 - 2005 - 2006 School taxes
 - 2006 Town and County taxes
 - Current water, sewer or other Special District charges that have not been included in the tax bills, will be the responsibility of the purchaser
 - 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.
21. 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...

22. The information booklet lists the 2005 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.

POINTLESS...

John T. Reynolds

*If the **WORK** isn't **COMPLETED** on time, it's pointless!*

Auctions • Appraisals • Sealed bids • Liquidations • Asset purchases

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

www.reynoldsauktion.com 1-800-724-7616



PUBLIC AUCTION

Ontario County, New York

REAL PROPERTY TAX FORECLOSURES

Print this booklet at:
www.reynoldsauktion.com

Auction Date:
Wednesday, May 3, 2006

Auction Begins:
Promptly at 7:00 pm

Registration: 6:00 pm

Public Information Session:
Wednesday, April 26, 2006
at 7:00 pm

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

AUCTION LOT #3

See pages 3 and 4



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

**FIRST
CLASS
MAIL**

CAI - NAA - NYSAA

www.co.ontario.ny.us

www.reynoldsauktion.com

Ontario County REAL PROPERTY TAX FORECLOSURE AUCTION

Wednesday, May 3, 2006

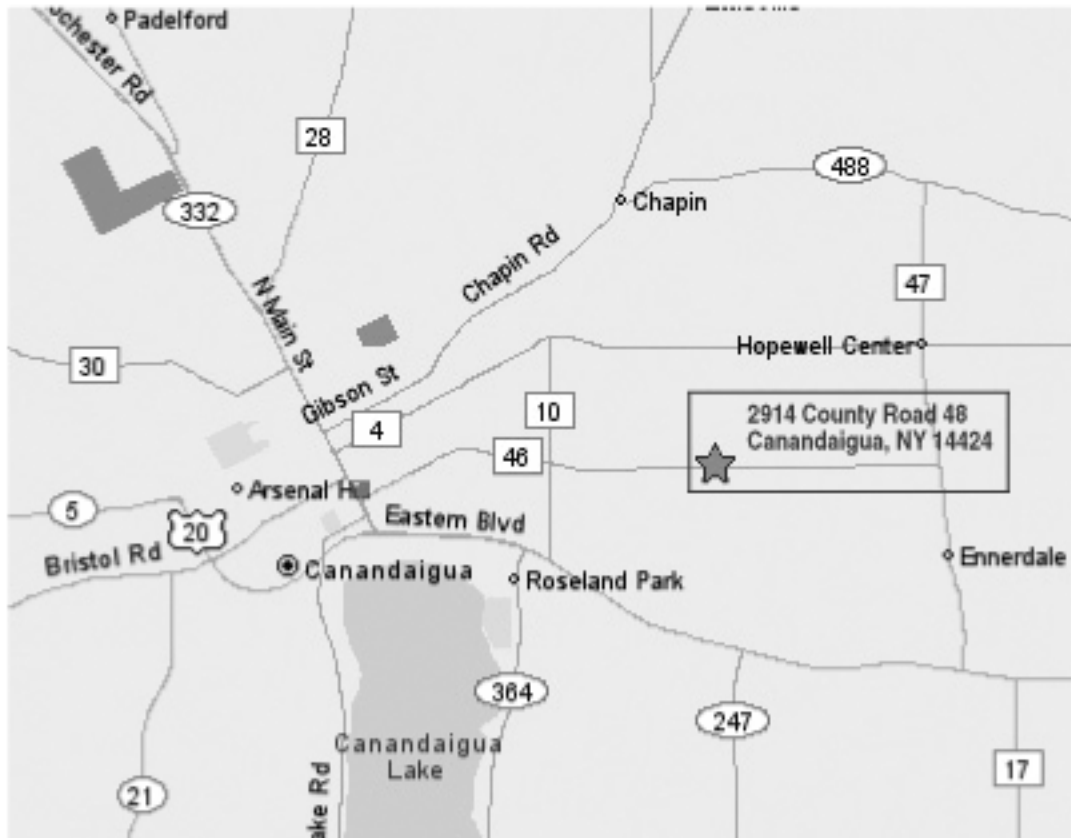
Begins at 7:00 pm - Registration at 6:00 pm

Auction & Information Session Location

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

Public Preview & Information Session

Wednesday, April 26 at 7:00 pm



CLIP & SAVE

CLIP & SAVE