



REYNOLDS AUCTION COMPANY

presents...

Public Auction



2007 Ontario County Real Property Tax Foreclosures

Ontario County, New York

AUCTION

Wednesday, May 9, 2007

at 7:00 pm

Registration & Preview 6:00 pm

Available Auction Lots located in:

- Manchester
- Canandaigua
- Richmond • Hopewell
- West Bloomfield • Bristol

**Public preview &
information session:**
Wednesday,
May 2 at 7:00 pm
 Doors open at 6:30 pm



Auctioneer John T. Reynolds, CAI

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

This booklet also available online at
www.reynoldsauction.com



Auction Lot #: 1

Tax Parcel ID#: 567

Address: 6801 West Gulick Road
South Bristol

Tax Map# 189.00-1-49.100

Land Size in Acres: 1.00

2006 Assessment: \$30,000.00

Last Owner: Gargano, Joanne

Parcel Code: 270 - Manufactured Housing

Current Taxes Due: \$791.11

School District: Naples

Public

Water District: N

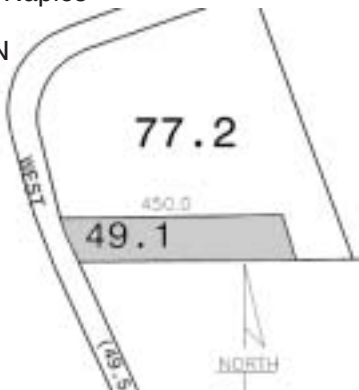
Public Sewer

District: N

Tax

Foreclosure

Year: 2005



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Company....*
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New York

Property Description: Manufactured home on one acre of land with an exceptional rural setting. A quiet setting with a mountain view from your back door! Nice deep lot where recreational and hunting opportunities abound. Developing area for summer cottages and permanent year around residences. This might sell for less than value; don't miss it!

www.co.ontario.ny.us



Auction Lot #: 2

Tax Parcel ID#: 629

Address: County Road 35, West Bloomfield

Tax Map# 51.00-1-52.200

Land Size in Acres: 4.80

2006 Assessment: \$27,100

Last Owner: Mitchell, Charles R. Sr.

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$1,356.21

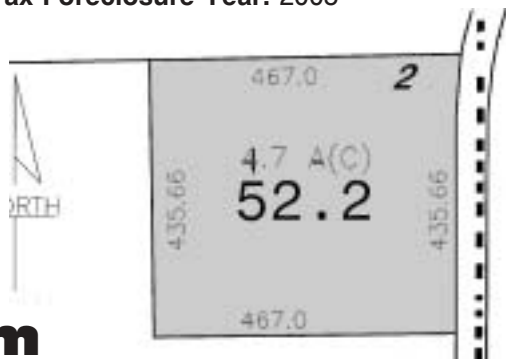
School District: Bloomfield

Public Water District: N

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: Almost five acres in rural West Bloomfield, a growing community. With the proper approvals, this land is large enough to be build-able. Consider this for your dream country home and get the benefit of the Bloomfield School District! Located north of the address known as 2242 CR 35.



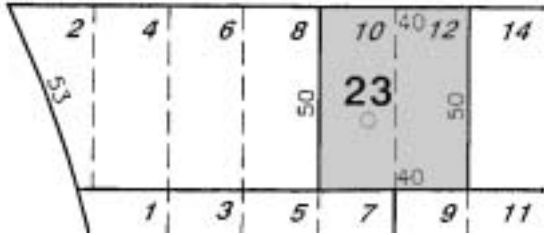
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Auction Lot #: 3

Tax Parcel ID#: 512
Address: 8495 Columbia Street, Honeoye, Richmond
Tax Map# 150.46-1-23.000
Land Size in Acres: 0.05
2006 Assessment: \$47,000.00
Last Owner: Johnson, Robert Estate
Parcel Code: 210 - Single Family Residence
Current Taxes Due: \$2,390.91
School District: Honeoye
Public Water District: Y
Public Sewer District: Y
Tax Foreclosure Year: 2005

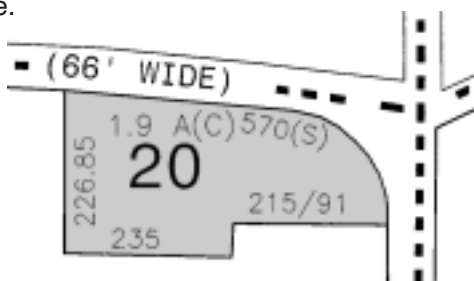
Property Description: Single story, wood frame, yellow vinyl sided cottage on Honeoye Lake! This adorable cottage is in the Times Union tract, the second cottage from the lake and you have lake rights! Oh yes, it has two bedrooms and one bath. There is a small side yard for your BBQ and parking for party guests. Who said you couldn't live on the lake???? This will be the very BEST deal in the entire auction!



Auction Lot #: 4

Tax Parcel ID#: 636
Address: 2344 State Route 65
 West Bloomfield
Tax Map# 65.00-1-20.000
Land Size in Acres: 1.90
2006 Assessment: \$202,800.00
Last Owner: Wilber, Kenneth S.
Parcel Code: 411 - Apartment
Current Taxes Due: \$7,847.73
School District: Bloomfield
Public Water District: Y
Public Sewer District: N
Tax Foreclosure Year: 2005

Property Description: Multi-unit apartment buildings located at the intersections of State Route 64 and County Road 35. Three wood frame one and two story structures with a total of five apartment rental units. Utility building about the size of a two car garage. Substantial off-street parking easily supports each unit with multiple vehicles per unit. Some of the utilities appear to be separate. This investment opportunity looks to be fully rented (occupied) and could provide years of positive cash flow! Bonus - there appears to be a pond on all or part of the property. Round out your portfolio and provide for additional retirement income.



Auction Lot #: 5

Tax Parcel ID#: 287

Address: 4025 Route 5 & 20, Canandaigua, Hopewell

Tax Map# 99.00-1-29.000

Land Size in Acres: 3.60

2006 Assessment: \$289,300

Last Owner: Geo-Tas, Inc.; Hetelekides, James

Parcel Code: 421 - Restaurant

Current Taxes Due: \$14,044.93

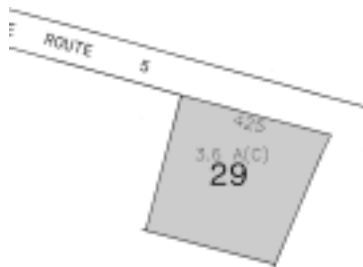
School District: Canandaigua City

Public Water District: Y

Public Sewer District: Y

Tax Foreclosure Year: 2005

Property Description: Restaurant on commercial land, highly visible building and land located on a busy, high traffic highway (Routes 5 & 20) just east of Canandaigua. This attractive brick restaurant/diner has been a popular eating establishment for many, many years. It is a multi-seat facility (approximately 200) with a full function kitchen, serving breakfast, lunch and dinner. The off street parking is more than ample to support the seating capacity of the establishment. This location is suitable for other commercial uses or continued development and improvement of its present use. With the increased nearby commercial activity (Lowe's, Wal Mart Super Center, etc.) the business and value of this location can only increase!

**Auction Lot #: 6**

Tax Parcel ID#: 305

Address: 82 S Main Street
Village of Manchester

Tax Map# 32.17-2-8.100

Land Size in Acres: 0.20

2006 Assessment: \$90,200.00

Last Owner: Poinan, Edward B.

Parcel Code: 220 - Two Family Residence

Current Taxes Due: \$4,261.78

School District: Red Jacket

Public Water

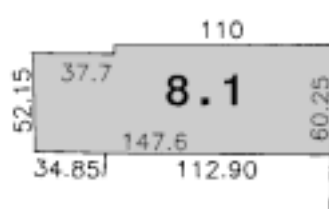
District: Y

Public Sewer

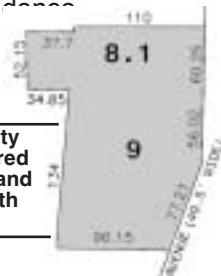
District: Y

Tax Foreclosure

Year: 2005



This property will be offered separately and together with Lot 7.



Property Description: Two story, wood frame, side by side, double home. One unit appears to have two bedrooms, the other unit appears to have three bedrooms; each with one bath. Vinyl sided, with possibly some upgraded windows for minimum maintenance. Ample off street parking for multiple vehicles. Very nicely located to shopping, schools and within a short drive to work and play! Be a landlord or owner occupied. With this location and investment, your value positive and appreciating! Appears occupied. **This property will be offered separately and together with Lot 7.**

Ontario County... *your opportunity in "The Chosen Spot"*

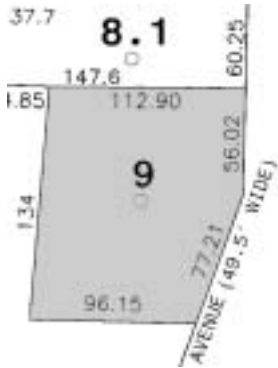


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Auction Lot #: 7

Tax Parcel ID#: 306
Address: S. Main Street,
 Village of Manchester
Tax Map# 32.17-2-9.000
Land Size in Acres: 0.35
2006 Assessment: \$28,100.00
Last Owner: Poinan, Edward B.
Parcel Code: 330
 Vacant Commercial
Current Taxes Due: \$1,354.08
School District: Red Jacket
Public Water District: Y
Public Sewer District: Y
Tax Foreclosure Year: 2005



Property Description: Vacant lot just south and bordering 82 South Main Street (auction lot #6); the Thompson Grain sign may be on or the southern boundary of this parcel. Note that this is zoned commercial and there is substantial positive business activity in the area, allowing for outstanding opportunities here. This is a build-able village commercial lot, but to be certain, check with the Village of Manchester authorities. **This property will be offered separately and together with Lot 6.** So, if you are the winning bidder on the last parcel, you may want to add additional value to that piece by purchasing this parcel, too!



POINTLESS...

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

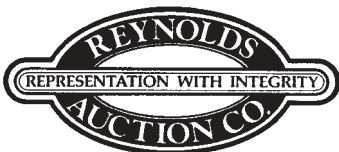
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John T. Reynolds



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Tele : 315-331-8815
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WINNING BID # _____

AUCTION LOT # _____

PROPERTY BID ACKNOWLEDGMENT

I have purchased on this date, May 9, 2007 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	\$	_____	<input type="checkbox"/> cash <input type="checkbox"/> cert/guar funds <input type="checkbox"/> 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.

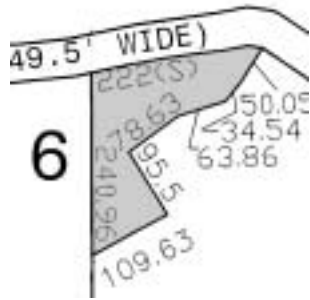
Buyer's Signature

white - Original (file copy) pink - Buyer Receipt yellow - ONCO receipt



Auction Lot #: 8
Tax Parcel ID#: 19
Address: 4952 Morrow Hill Road, Bristol
Tax Map# 150.00-3-6.000
Land Size in Acres: 1.48
2006 Assessment: \$15,000.00
Last Owner: Ketchum, Gerald
Parcel Code: 210 - Single Family Residence
Current Taxes Due: \$160.22
School District: Honeoye
Public Water District: N
Public Sewer District: N
Tax Foreclosure Year: 2005

Property Description: This is YOUR opportunity to get away in this rustic, single story cabin. The deck offers views into the Bristol Valley woods with a flowing stream in the gully. This cozy cabin has two bedrooms, one bath and possibly a fireplace. Curl up in front of the fire in the winter and spend summers on your cool deck! Good parking for three cars. This could be your primary home or a 'get away' to lower your blood pressure! Appears occupied.

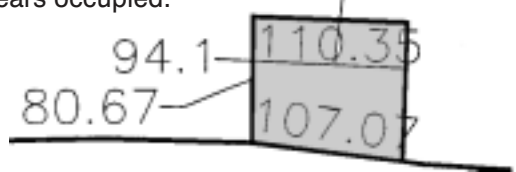


Auction Lot #: 9

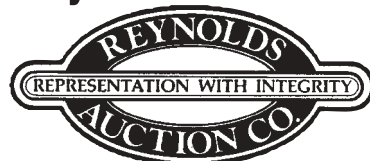
Tax Parcel ID#: 6
Address: 7136 State Route 20A, Bristol
Tax Map# 110.00-1-30.000
Land Size in Acres: 0.20
2006 Assessment: \$70,000.00
Last Owner: Graves, Robert
Parcel Code: 210 - Single Family Residence
Current Taxes Due: \$1,555.40
School District: Honeoye
Public Water District: N
Public Sewer District: N
Tax Foreclosure Year: 2005



Property Description: Single story, ranch home with blue stucco siding. This country home has three bedrooms with one bath, large attached garage and small detached shed. This is a nice country location! Certainly you will enjoy deer and other wildlife from your backyard. Well located for all of the regions outdoor activities. Live in this home or rent it; either way you will be pleased with your investment. Appears occupied.



Print this booklet online at
www.reynoldsauction.com





Auction Lot #: 10

Tax Parcel ID#: 538
Address: State Route 245, Stanley, Seneca
Tax Map# 131.09-2-64.000
Land Size in Acres: 1.80
2006 Assessment: \$16,300.00
Last Owner: Pietrzykowski, Stephen J.
Parcel Code: 311 - Residential Vacant Land
Current Taxes Due: \$408.88
School District: Marcus Whitman
Public Water District: Y
Public Sewer District: N
Tax Foreclosure Year: 2005



Property Description: Rural vacant, partially wooded triangular large lot fronting on the south east corner of NYS Route 245 and Little Church Roads, opposite and adjacent to developed commercial sites and, adjacent to Seneca Town property. Public water, Hamlet of Stanley. This property has strong business and investment opportunity!

Clip & Save



**Real Property
TAX FORECLOSURE**

Wednesday, May 9

Auction Time: 7:00 pm

Registration: 6:00 pm

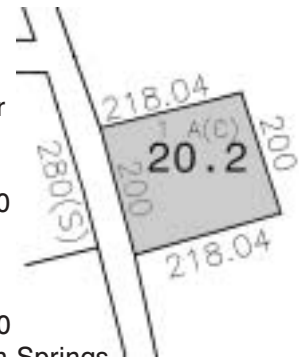
**Information & Public Preview:
Wednesday, May 2 at 7:00 pm**

Auction & Public Preview Site:

Ontario County
 Safety Training Center
 2914 County Road 48
 Canandaigua, NY

Auction Lot #: 11

Tax Parcel ID#: 333
Address: 447/449 Co. Rd. 27
 Clifton Springs, Manchester
Tax Map# 12.00-1-20.200
Land Size in Acres: 1.00
2006 Assessment: \$48,700.00
Last Owner: McDonald, Chad
Parcel Code: 220
 Two Family Residence
Current Taxes Due: \$1,876.10
School District: Phelps-Clifton Springs
Public Water District: N
Public Sewer District: N
Tax Foreclosure Year: 2005



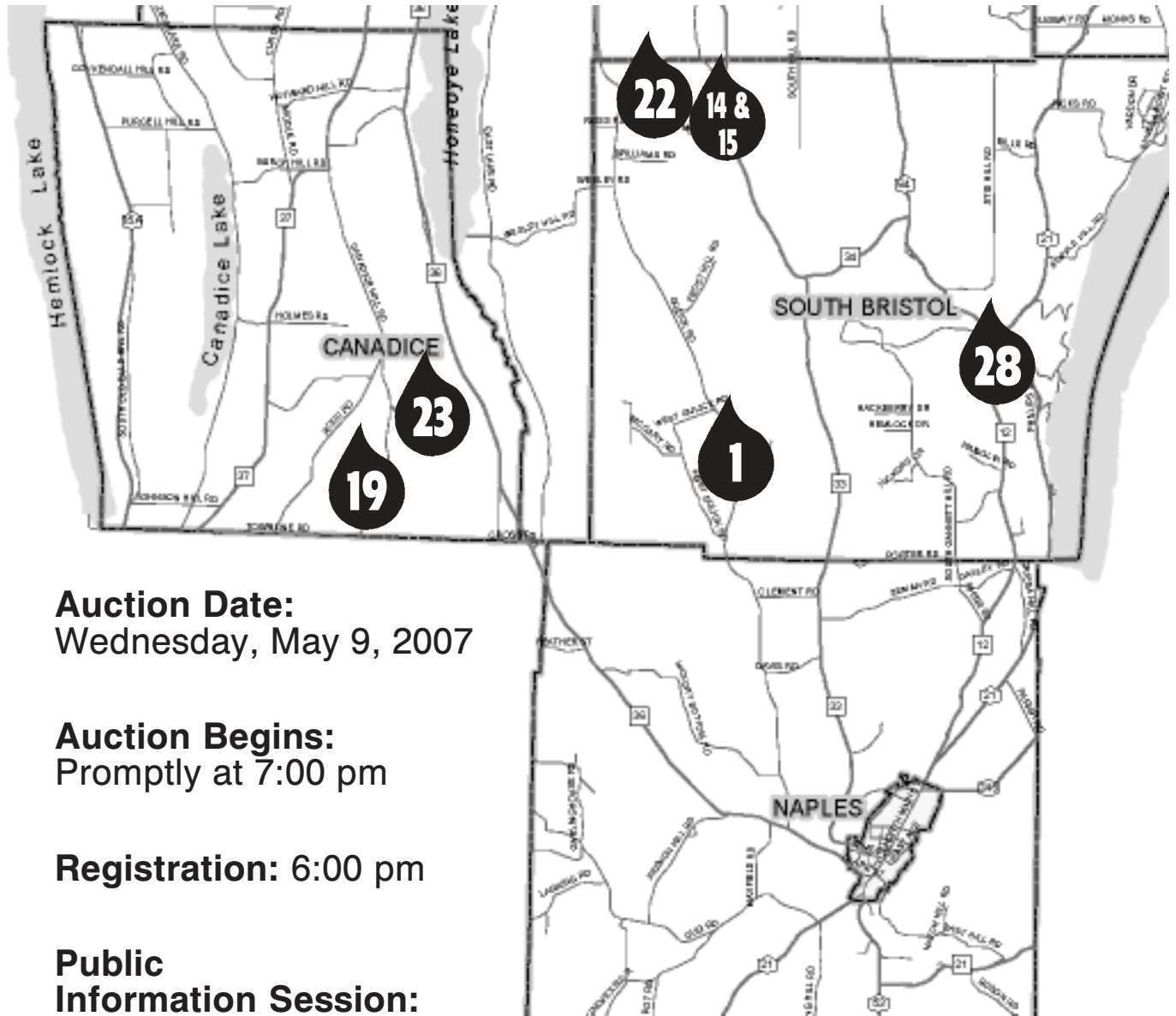
Property Description: Two story, wood frame, two family residence. This home is represented to have two bedrooms and one bath in each unit. Certainly, the exterior needs some TLC but, this country home has traditional significance and offers investment potential. It appears occupied so your rental income would be immediate! Located just south and opposite of Bird Rd.





Ontario
County

PROPERTY LOCATION MAPS



Auction Date:
Wednesday, May 9, 2007

Auction Begins:
Promptly at 7:00 pm

Registration: 6:00 pm

**Public
Information Session:**
Wednesday, May 2, 2007
at 7:00 pm

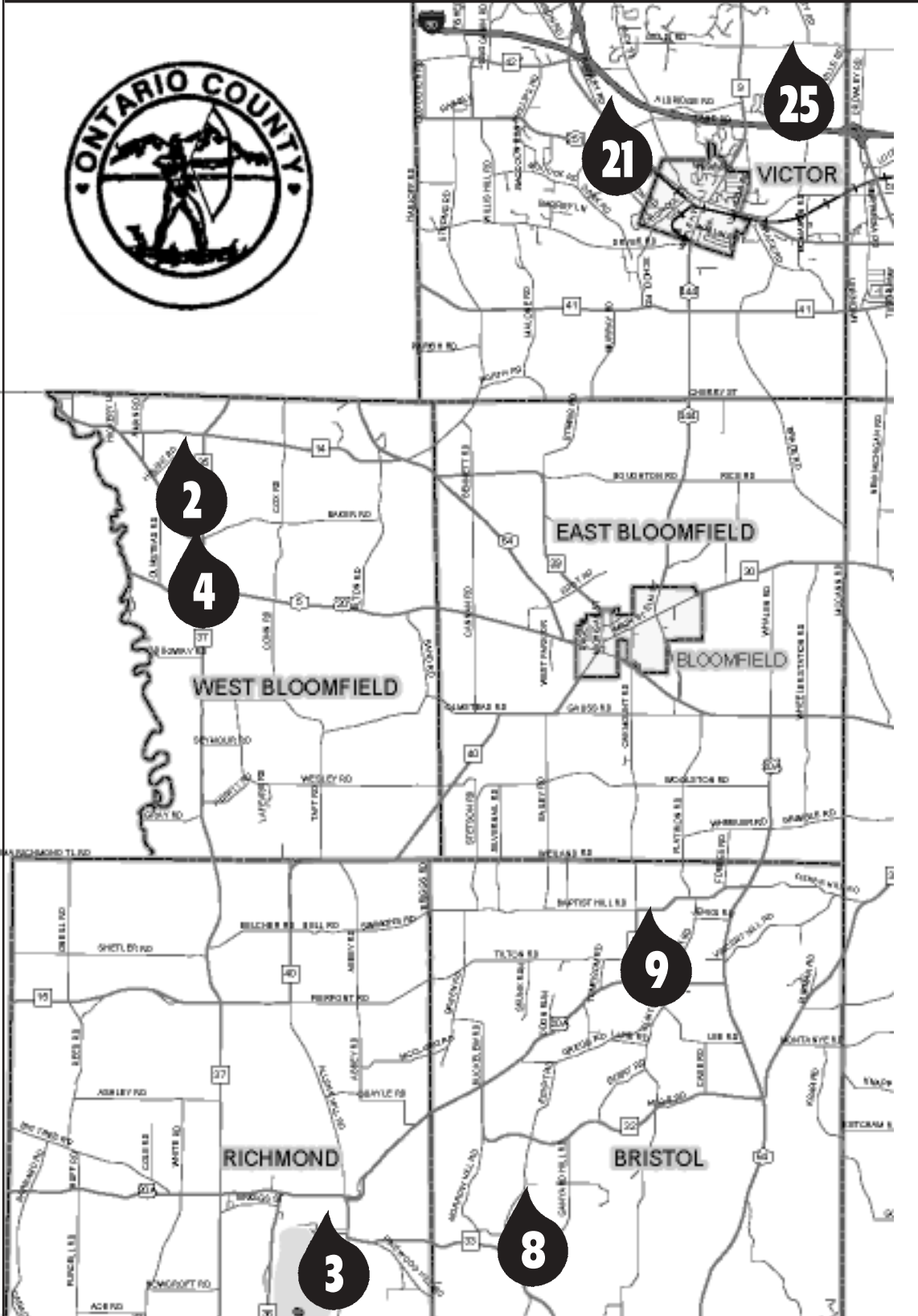
Auction Location:
Ontario County
Safety Training Center,
2914 County Road 48,
Town of Hopewell, NY

Full color photographs and
additional information
available online at
www.reynoldsauktion.com
Municipal Property Tax
Foreclosure



Ontario
County

PROPERTY LOCATION MAPS

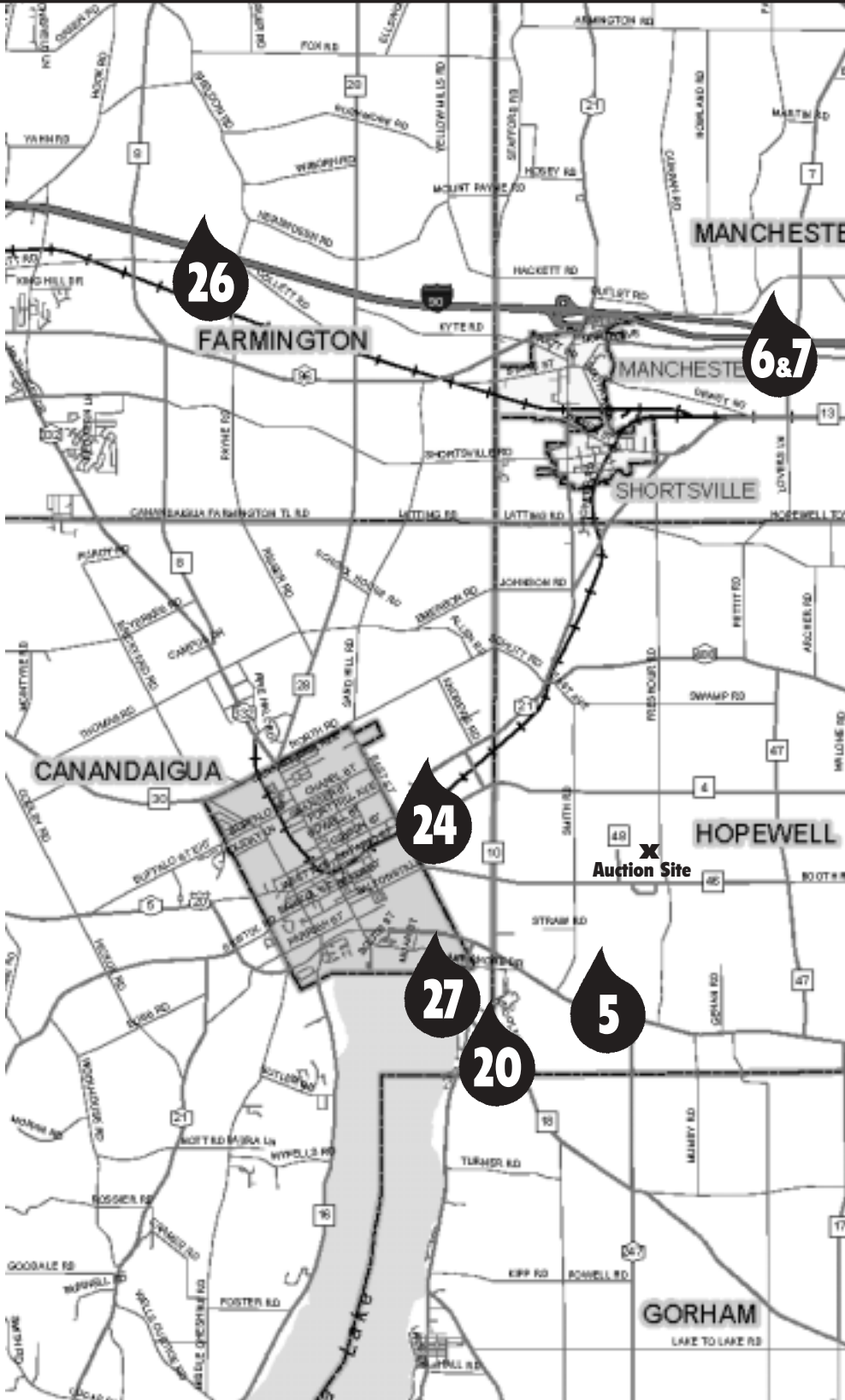


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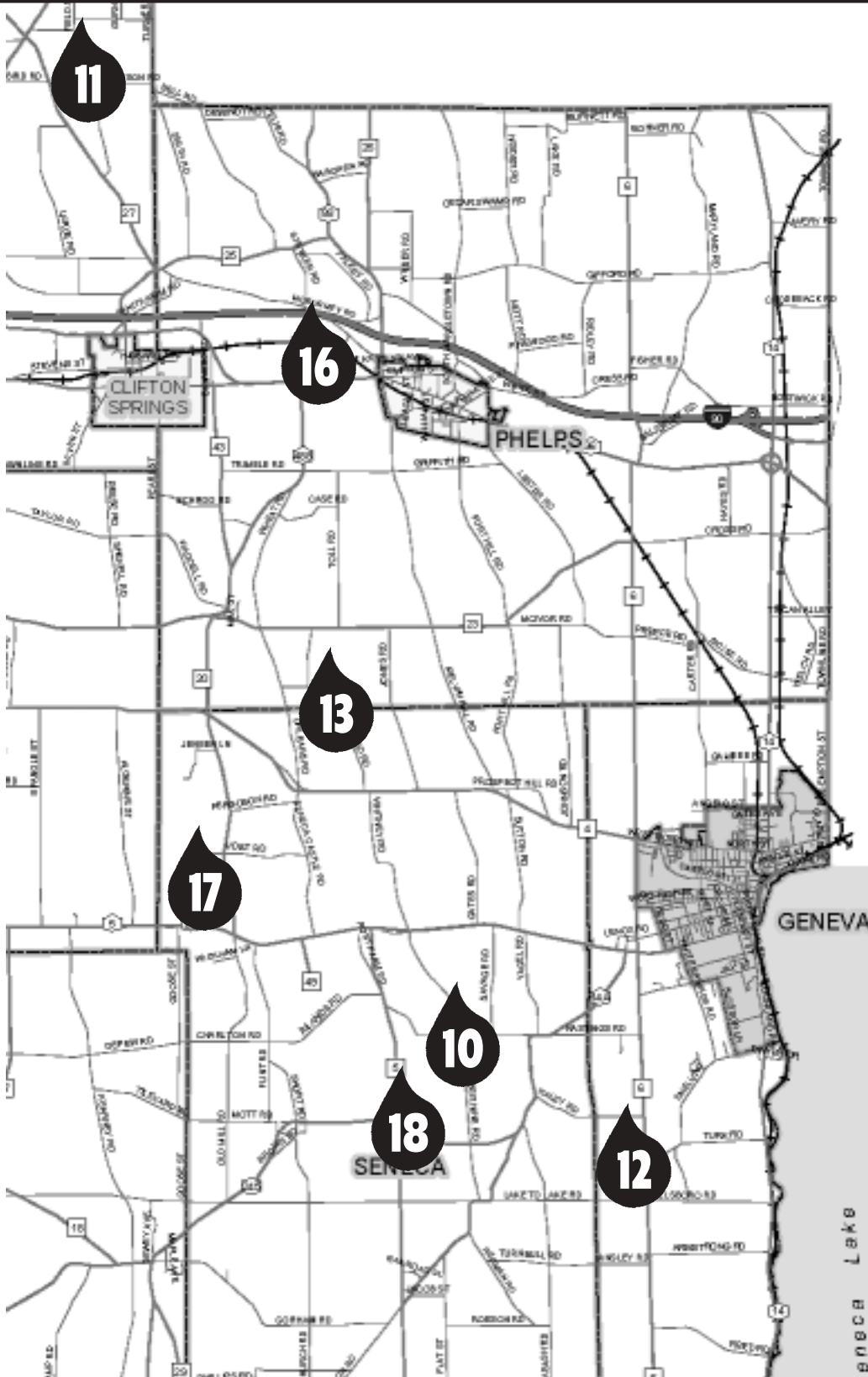
Ontario
County

PROPERTY LOCATION MAPS





PROPERTY LOCATION MAPS





Auction Lot #: 13

Tax Parcel ID#: 520
Address: 2875 County Road 20, Stanley, Seneca
Tax Map# 87.00-3-26.000
Land Size in Acres: 0.20
2006 Assessment: \$15,000.00
Last Owner: Maycock, Randy
Parcel Code: 210 - Single Family Residence
Current Taxes Due: \$801.11
School District: Phelps-Clifton Springs
Public Water District: Y
Public Sewer District: N
Tax Foreclosure Year: 2005

Property Description: Single story wood frame ranch home situated on a small lot with mature trees. This small home has one bedroom and one bath. There is a storage out building. After this property is renovated it could have great rental potential or a perfect starter home. Located about half way between Geneva and Canandaigua, it offers a great location! Located south of County Road # 4, on east side of the road.



Auction Lot #: 12

Tax Parcel ID#: 543
Address: 4845 Wabash Rd., Geneva, Seneca
Tax Map# 146.00-1-20.000
Land Size in Acres: 4.70
2006 Assessment: \$43,200.00
Last Owner: Bush, Melvin
Parcel Code: 210 - Single Family Residence
Current Taxes Due: \$1,005.95
School District: Marcus Whitman
Public Water District: N
Public Sewer District: N
Tax Foreclosure Year: 2005



Property Description: Traditional colonial-style two story, wood frame home. It has three bedrooms, one bath, a screened front porch and extensive possibilities! Also . . . multiple post and beam barns of historic value and other out buildings! Multiple barns like these would cost thousands to build and you would have no architectural significance! Gas pump on property. The 4.7 acres has substantial road frontage. This is just a GREAT piece of property! Located about 1/3 mile south of Turnbull Road.



Auction Lot #: 14

Tax Parcel ID#: 547

Address: 5518 County Road 33, Canandaigua
South Bristol

Tax Map# 166.00-1-30.110

Land Size in Acres: 3.50

2006 Assessment: \$16,900

Last Owner: Romanyshan, Charles

Parcel Code: 260

Seasonal Residence

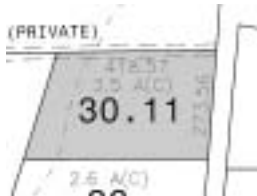
Current Taxes Due: \$482.61

School District: Honeoye

Public Water District: N

Public Sewer District: N

Tax Foreclosure Year: 2005



Property Description: More than three acres in a nice rural setting. There is a small seasonal cabin on the property. Mature trees and scrub with a stream on the property. This is great recreational land for hunting, snowmobiling or just enjoying the peace and quiet of country life! This property is next to Poplar Drive and across from the address known as 5531 CR 33. This property offered separately and together with Lot 15.



AUCTION LOTS #14 AND 15 WILL BE OFFERED SEPARATELY & AUCTIONED TOGETHER

Auction Lot #: 15

Tax Parcel ID#: 546

Address: 5522 County Road 33, Canandaigua,
South Bristol

Tax Map# 166.00-1-26.000

Land Size in Acres: 2.60

2006 Assessment: \$11,000.00

Last Owner: Romanyshan, Charles

Parcel Code: 314 - Rural Vacant Land

Current Taxes Due: \$314.15

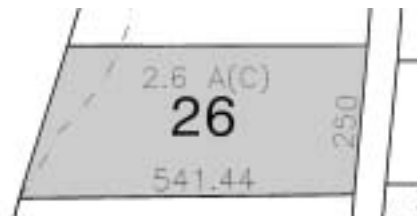
School District: Honeoye

Public Water District: N

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: This property is adjacent to Lot 14 and has a bit more than 2 acres with mature trees, scrub and a small stream. You could combine the two parcels (slightly more than 6 acres) and have an even better investment! This property offered separately and together with Lot 14. Located approximately across from 5531 County Road 33.





Auction Lot #: 16

Tax Parcel ID#: 315

Address: 43 Stephens Street, Clifton Springs, V-Clifton Springs (M)

Tax Map# 34.17-1-53.000

Land Size in Acres: 0.62

2006 Assessment: \$16,400.00

Last Owner: Yarina, Edward F.

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$1,334.92

School District: Phelps-Clifton Springs

Public Water

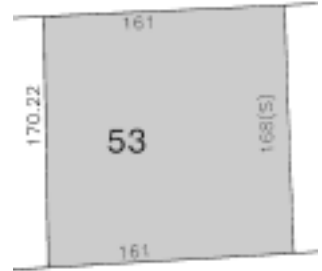
District: Y

Public Sewer

District: Y

Tax Foreclosure

Year: 2005



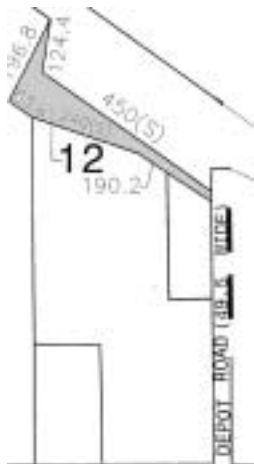
Property Description: Residential vacant building lot in a very nice, mature neighborhood, but just a few blocks from a quaint historically restored Main Street. All public services are accessible. Just confirm with local authorities to make sure that this lot will be perfect for your building requirements! Located between the addresses known as 37 and 45 Stevens Street.

TOMPKINS COUNTY & TIOGA COUNTY

are planning their respective

REAL PROPERTY TAX FORECLOSURE AUCTIONS

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Auction Lot #: 17

Tax Parcel ID#: 294

Address: 3446 Depot Road
Stanley, Hopewell

Tax Map# 100.00-1-12.000

Land Size in Acres: 0.19

2006 Assessment: \$9,500.00

Last Owner:

Bergstresser Living Trust

Parcel Code: 312

Vacant Land with Improvement

Current Taxes Due: \$276.02

School District: Marcus Whitman

Public Water District: Y

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: This property has two buildings that offer very good warehouse/storage facilities that appear to offer dock level and ground access. One building is single story and the other may have residential applications. It is on an irregular shaped lot at the end of the access road, behind the yellow building known as 3430 Depot Road. If you have inside, dry storage needs, this situation may be your economical answer! Off Routes 5 and 20, in the hamlet of Aloquin.

Auction Lot #: 18

Tax Parcel ID#: 247

Address: Lake To Lake Road, Stanley, Gorham

Tax Map# 130.00-1-27.000

Land Size in Acres: 0.40

2006 Assessment: \$9,200.00

Last Owner: Griner, Donald

Parcel Code: 311

Residential Vacant Land

Current Taxes Due: \$237.03

School District:

Marcus Whitman

Public Water District: Y

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: This is a very nice parcel of vacant land that enjoys mature trees and a large pond for fishing, swimming and ice skating. GREAT recreational opportunities!! Property appreciation here. Located 200 feet east of Kearney Road and just west of the address known as 2742 Lake to Lake Road.



Auction Lot #: 19

Tax Parcel ID#: 39

Address: 6925 Canadice Lake Road
Springwater, Canadice

Tax Map# 186.00-2-60.000

Land Size in Acres: 0.62

2006 Assessment: \$9,500.00

Last Owner: DeBeer, Brian P.

Parcel Code: 312 - Vacant Land & Improvement

Current Taxes Due: \$289.03

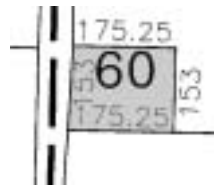
School District: Wayland-Cohocton

Public Water District: N

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: Double wide manufactured home (green exterior) that has suffered fire damage. You must be the judge regarding the viability of rehabilitating the structure. However, the hillside lot offers mature trees, a nice view and a great location for building your perfect home. It feels like you are in the middle of the woods, yet close to the road!



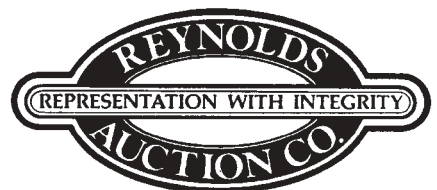
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Auction Lot #: 20

Tax Parcel ID#: 77

Address: 3465A State Route 364, Canandaigua,

Tax Map# 98.15-1-79.000

Land Size in Acres: 0.33

2006 Assessment: \$17,000.00

Last Owner: Mitchell, Dale

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$513.56

School District:

Canandaigua City

Public Water

District: Y

Public Sewer

District: Y

Tax Foreclosure

Year: 2005



Property Description: This lot may have building potential. It is zoned residential. Even though it falls slightly short of being a 'legal' building lot, if certain setbacks were met it might meet variance requirements. Just check with the local authorities for its possibilities! Located across from and slightly north of the address known as 3463 State Route 364.

Auction Lot #: 21

Tax Parcel ID#: 610

Address: State Route 251, Victor

Tax Map# 15.00-1-55.000

Land Size in Acres: 2.60

2006 Assessment: \$6,800.00

Last Owner: Future Parks, Inc.

Parcel Code: 340 - Industrial Vacant Land

Current Taxes Due: \$210.72

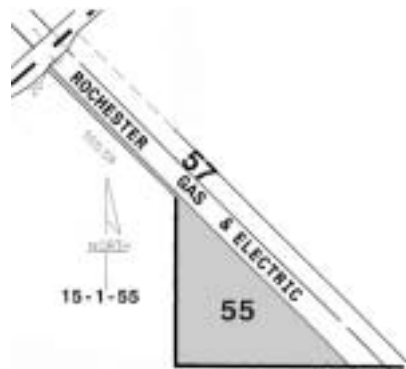
School District: Victor

Public Water District: Y

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: This property is located off State Route 251, very irregular shaped flag lot. The 'flag' appears to give access from the road via a long narrow strip of land next to and just south of the old railroad bed. Look for the red gate. There is scrub, mature trees and there may be wetlands. Approximately 1/3 mile south of Route 96; and before Cork Road.





Auction Lot #: 22

Tax Parcel ID#: 545

Address: Poplar Drive, Canandaigua
South Bristol

Tax Map# 166.00-1-1.000

Land Size in Acres: 2.00

2006 Assessment: \$7,600.00

Last Owner: Romanyshan, Charles

Parcel Code: 314 - Rural Vacant Land

Current Taxes Due: \$217.04

School District: Honeoye

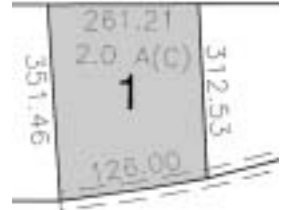
Public Water District: N

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description:

Two acre rural land with mature trees and scrub. Located off a private road known as Poplar Drive. Representative photo. Approximately across from the address known as 768 Poplar Drive.



The Reynolds Auction Co.

offers more than thirty years of **Professional Marketing and Sales** experience selling commercial assets, business inventories, estate contents and all types of real estate. Our clients include local businesses, recognized corporations; local, regional and national banks; attorneys, individuals, selected court systems, local municipalities, Federal and New York State agencies, and recognized charities. To best serve our clients we are fully insured including substantial liability protection, maintain fidelity bonding and are licensed or certified in several states.

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COMMITMENT TO QUALITY

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Auction Lot #: 23

Tax Parcel ID#: 41

Address: Ross Road, Springwater
Canadice

Tax Map# 187.00-2-23.000

Land Size in Acres: 1.00

2006 Assessment: \$4,000.00

Last Owner: Whiting, Stanley

Parcel Code: 314 - Rural Vacant Land

Current Taxes Due: \$121.68

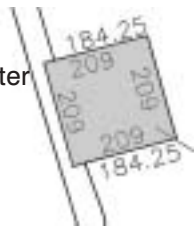
School District: Wayland-Cohocton

Public Water District: N

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: This is a one acre mature wooded parcel of land. County tax information indicates that access may be questionable and, this property may be landlocked. Additionally, note that tax maps identified this property as on Ross Road, but it MAY be on Canadice Hill Road. Representative photograph.





Auction Lot #: 24

Tax Parcel ID#: 64

Address: County Road 4, Canandaigua

Tax Map# 84.00-1-1.113

Land Size in Acres: 0.40

2006 Assessment: \$2,000.00

Last Owner: Brown, Floyd T.

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$60.44

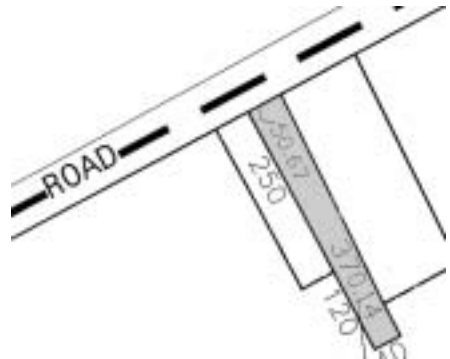
School District: Canandaigua City

Public Water District: Y

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: Narrow strip of vacant land, possibly a creek bed located between 4611 (white house) and 4615 (blue house) County Road 4.



Auction Lot #: 25

Tax Parcel ID#: 138

Address: Mallard Pointe, Farmington

Tax Map# 29.38-2-44.000

Land Size in Acres: 0.13

2006 Assessment: \$500.00

Last Owner: Woodbrooke Dev Inc

Parcel Code: 320 - Rural Vacant Land

Current Taxes Due: \$17.31

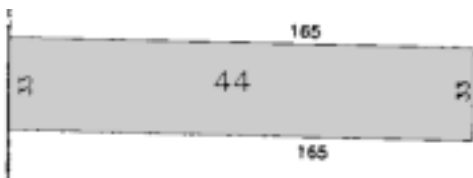
School District: Victor

Public Water District: Y

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: Small parcel of (possibly) wetland that appears to be landlocked. However there is progressive development and building throughout this area. This might be something that you just purchase and forget about. Wait for the development to come to you and CASH in! Location; turn on to Elizabeth way, then left on to Mallard Pointe. Use exterior utility box #8 as your reference point. Representative photograph.



Auction Lot #: 26

Tax Parcel ID#: 134

Address: Glencarlyn Drive, Farmington

Tax Map# 29.11-2-76.000

Land Size in Acres: 0.07

2006 Assessment: \$500.00

Last Owner: Martin, Tommie

Parcel Code: 310

Residential Vacant Land

Current Taxes Due: \$17.31

School District: Victor

Public Water District: Y

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: Narrow strip of vacant land with mature trees located between the addresses known as 1263 and 1265 Glencarlyn Drive. Located off Route 96 almost across from Finger Lakes Gaming entrance.

**Auction Lot #: 27**

Tax Parcel ID#: 84

Address: State Route 364, Canandaigua

Tax Map# 98.11-11-2-6.611

Land Size in Acres: 100.00 x 200.00

2006 Assessment: \$500.00

Last Owner: Trapani, Lawrence

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$15.09

School District: Canandaigua City

Public Water District: Y

Public Sewer District: Y

Tax Foreclosure Year: 2003

Property Description: Vacant land, almost 1/2 acre fronting on the west side of Route 364 located north of Poplar Beach and across from FLCC parking lot. This property requires your inspection! Near Lincoln Hill Restaurant, the Performing Arts Center and contemporary home sites. Just east on Canandaigua Lake, near restaurants and shopping. Recreational advantages. Public water and sewer available, semi-rural setting. The majority of this parcel is in NYS DEC wetlands.



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Auction Lot #: 28

Tax Parcel ID#: 564

Address: County Road 12
Naples, South Bristol

Tax Map# 184.04-1-23.000

Land Size in Acres: 0.47

2006 Assessment: \$300.00

Last Owner: Wright, Shirley Ann

Parcel Code: 314

Rural Vacant Land

Current Taxes Due: \$7.90

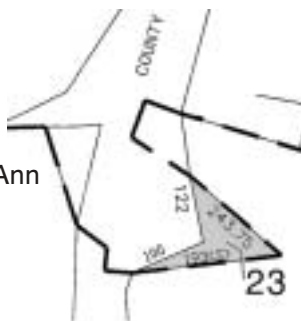
School District: Naples

Public Water District: N

Public Sewer District: N

Tax Foreclosure Year: 2005

Property Description: Approximately 1/2 acre triangular shaped land with mature trees that gully's into a stream bed. It is located on the east side of the road and appears to be adjacent to the address known as 6505 County Road 12.



www.co.ontario.ny.us

Ontario County Real Property Tax Foreclosure Auction



Wednesday, May 9, 2007

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

Auction & Information Session Location

Ontario County Safety Training Center 2914 County Road 48, Canandaigua, NY 14424

Public Preview & Information Session Wednesday, May 2 at 7:00 pm



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 12, 2007.
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 13, 2006 informing them that the 120 day federal right to redeem would begin to run on January 13, 2007 and that it would expire on May 14, 2007.
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 Treasurer's Office. The property transfer and closing process will be handled by the Ontario County Attorney's Office.

(continued on page 23)



Ontario County, NY Real Property Tax Foreclosures

AUCTION TERMS & CONDITIONS

FINANCIAL... (continued from page 22)

15. Full payment which includes current taxes due & recording fees, must be made immediately at "knockdown" (when the Auctioneer says "sold") for any properties sold in the amount of \$5,000 or less.
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".
 - a. 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 1:00 PM, Friday, June 1, 2007 at...

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

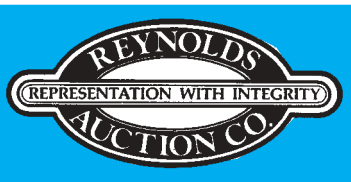
17. If the necessary payments have been delivered to the Treasurer's Office, and if the County has the executed transfer report form and other information requested above, the County will be able to record the transfer documents and complete the closing process on Friday, June 1, 2007 or within a short time thereafter. If you have questions about this process, contact the Ontario County Attorney's 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, 2006 Town and County tax bill. This may include the following:
 - 2005 - 2006 Village tax
 - 2005 - 2006 School tax
 - 2006 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:
 - 2006 - 2007 Village taxes
 - 2006 - 2007 School taxes
 - 2007 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 Treasurer's 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 2006 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.



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PUBLIC AUCTION

Ontario County, New York

REAL PROPERTY TAX FORECLOSURES



**Auction
Lot #3**

Auction Date:

Wednesday, May 9, 2007

Auction Begins:

Promptly at 7:00 pm

Registration: 6:00 pm

Public Information Session:

Wednesday, May 2, 2007
at 7:00 pm

Auction Location:

Ontario County
Safety Training Center
2914 County Road 48
Canandaigua, NY

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Serving Metro Rochester, Central & Western NY

Print this booklet at:
www.reynoldsauktion.com