



REYNOLDS AUCTION COMPANY *presents...*



# Public Auction

## 2008 Ontario County Real Property Tax Foreclosures

Ontario County,  
New York

**AUCTION**  
**Wednesday,**  
**May 14, 2008**  
at 7:00 pm

Registration &  
Preview 6:00 pm



**Public preview &  
information  
session:**

**Wednesday,**  
**May 7 at 7:00 pm**

Doors open at  
6:30 pm



This booklet also  
available online at  
[www.reynoldsauktion.com](http://www.reynoldsauktion.com)

**Available Auction Lots located in:**

- Port Gibson
- Canandaigua
- Bloomfield
- Naples

*Auctioneer*  
**John T. Reynolds, CAI**  
**Telephone 315-597-8815**  
Fax 315-597-5030



**Auction Lot #: 1**

**Tax Parcel ID#: 357**

**Address: Field Street, Port Gibson, NY**

**Town of Manchester**

**Tax Map# 3.20-1-4.000**

**Land Size in Acres: 1.057 acres**

**2007 Assessment: \$7,300.00**

**Last Owner: Donald R. Cole**

**Parcel Code: 311 - residential vacant land**

**Current Taxes Due: 300.69**

**School District: Newark Central**

**Public Water District: yes**

**Public Sewer District: no**

**Tax Foreclosure Year: 2006**



**Property Description:**

Rural (possible) building lot with road frontage near the hamlet of Port Gibson. It is located between the addresses known as 112 and 94 Field Street. This is a Very Nice hill side situation that slopes to the west and enjoys mature deciduous trees and scrub. There are nearby churches, a very nice country store, post office and neighbors. Have it all in this rural setting . . . a new home and a nice neighborhood.



**[www.co.ontario.ny.us](http://www.co.ontario.ny.us)**

**Auction Lot #: 2**

**Tax Parcel ID#: 494**

**Address: 8316 Simmons Road, Bloomfield**

**Town of Richmond**

**Tax Map# 108.00-1-24.600**

**Land Size in Acres: 5.1 acres**

**2007 Assessment: \$18,100.00**

**Last Owner: Christopher Mancuso**

**Parcel Code: 314 - rural vacant land, less than 10 acres**

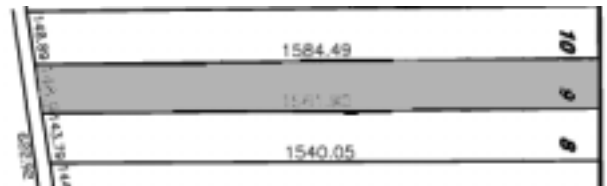
**Current Taxes Due: 534.10**

**School District: Honeoye Central**

**Public Water District: no**

**Public Sewer District: no**

**Tax Foreclosure Year: 2006**



**Property Description:** Rural wooded lot with mature pine and deciduous trees. Selectively clear the scrub and some of the trees and you MAY have a beautiful building lot! This property offers solitude and the bonus of abundant wildlife. It is on the north side of the road between the addresses known as 8310 and 8318 Simmons Road.



**Auction Lot #: 3**

**Tax Parcel ID#:** 525

**Address:** 8500 Sherbrooke Street, Honeoye, Town of Richmond

**Tax Map#** 150.38-3-14.000

**Land Size in Acres:** 100' x 50'

**2007 Assessment:** \$74,600.00

**Last Owner:** William & Ruth Wisotzke

**Parcel Code:** 210 - single family residence

**Current Taxes Due:** 3,174.73

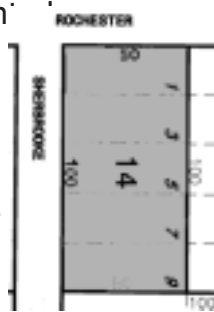
**School District:** Honeoye Cen

**Public Water District:** yes

**Public Sewer District:** yes

**Tax Foreclosure Year:** 2006

**Property Description:** This cottage is located at the corner of Sherbrooke and Rochester Streets in the "Times Union" tract. This is a 887 square foot, two bedroom cottage on a crawl space with a wood stove, electric heat, carport, newer windows, vinyl siding and a nice sized side yard. In addition to lake rights it has a clear lake view. This appears to be a maintenance free property. Occupied. Just buy it, move in and enjoy! Lake property usually sells at a premium. This could be your ticket to an affordable purchase that could appreciate substantially!



**Auction Lot #: 4**

**Tax Parcel ID#:** 27

**Address:** 6614 Fisher Tract Dr., Canandaigua, Town of Bristol

**Tax Map#** 138.00-1-29.000

**Land Size in Acres:** 2.5 acres

**2007 Assessment:** \$27,500.00

**Last Owner:** Virginia M. Carey

**Parcel Code:** 260 - seasonal residence

**Current Taxes Due:** 851.40

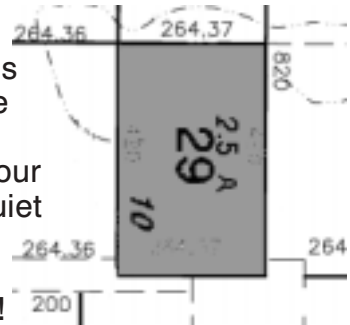
**School District:** Naples Central

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2006

**Property Description:** This is a two room, one bedroom "A" frame cottage/home built circa 1950. It has a wood stove for ambiance and comfort, and this home also has electric service. It enjoys a front deck that overlooks a small pond, part of which is included with your purchase. This vacant property is surrounded by mature woods and plentiful wildlife. This will be your get-away to peace, quiet and serenity. Wonderful investment value, too!



**Auction Lot #: 5**

**Tax Parcel ID#: 392**

**Address: 36 Vine Street, Naples Village of Naples**

**Tax Map# 201.17-1-33.200**

**Land Size in Acres: 3.62 acres**

**2007 Assessment: \$366,300.00**

**Last Owner: Houle Property Group LLC**

**Parcel Code: 416 - mobile home park**

**Current Taxes Due: 21,426.49**

**School District: Naples Central**

**Public Water District: yes**

**Public Sewer District: no**

**Tax Foreclosure Year: 2006**

**Property Description:** This manufactured home park appears to have 16 pads with 13 pads occupied and rented. The property has electric and gas utility services. The land rear boundary is near Naples Creek. Make your thorough inspections; physical, technical and legal due diligence. Note that you are purchasing the real property, NOT the manufactured homes which MAY be individually owned. This investment opportunity

seems to be spectacular.

**This property will be offered separate and together with Auction Lot # 6.**



## ***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.

### ***APPRAISAL SERVICES***

**Personal or Real Property** appraisal evaluations are frequently the foundation for many subsequent and important decisions. Comprehensive, qualified opinions of value can be provided by one of the many experts associated with our organization. Typical areas of need include retail trade fixtures and equipment, manufacturing capital assets, inventories (aging and fashion analysis), individual or fleets of vehicles and

rolling stock, agricultural and construction machinery, antiques and estate or household contents and virtually all classes and types of real estate.

### ***COMMITMENT TO QUALITY***

Whether the asset value is large or small, the need for expert service remains the same. Based upon the character of the assets and the scope of the marketplace, our promotional efforts can be local, regional or national. We will develop a cost effective marketing plan and organized sales effort specifically designed and implemented to meet the unique needs of each client.

**1-800-724-7616**

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**Auction Lot #: 6 Tax Parcel ID#:** 393  
**Address:** 26 Vine St., Naples, Village of Naples  
**Tax Map#** 201.17-1-34.000  
**Land Size in Acres:** 35' x 100'  
**2007 Assessment:** \$2,000.00  
**Last Owner:** Stanley D. Barton  
**Parcel Code:** 314 - rural vacant land, less than 10 acres  
**Current Taxes Due:** 73.58  
**School District:** Naples Central  
**Public Water District:** no  
**Public Sewer District:** no  
**Tax Foreclosure Year:** 2006



**Property Description:** Small parcel of land bordering the trailer park. Note that (the green highlighted area on the tax map suggests that) there may be easement access. You SHOULD do your checking here and be the final determinant! Located near Naples Creek. **This property will be offered separate and together with Auction Lot # 5.**



**Auction Lot #: 7 Tax Parcel ID#:** 391  
**Address:** 38 Vine Street, Naples, Village of Naples  
**Tax Map#** 201.17-1-33.100  
**Land Size in Acres:** 103' x 175'  
**2007 Assessment:** \$89,900.00  
**Last Owner:** Houle Property Group LLC  
**Parcel Code:** 220 - two family residence  
**Current Taxes Due:** 4,026.22  
**School District:** Naples Central  
**Public Water District:** yes  
**Public Sewer District:** no  
**Tax Foreclosure Year:** 2006



**Property Description:** Wood frame two story colonial home with what appears to be three bedrooms and one bathroom per apartment. There is a rear deck on this home with rural views. It seems to have separate utilities and there is exceptional off street parking. Do the return calculations and determine that this property could be a prime investment.



**Auction Lot #: 8 Tax Parcel ID#:** 107  
**Address:** Monks Road, Canandaigua, Town of Canandaigua  
**Tax Map#** 153.00-1-43.210  
**Land Size in Acres:** 8 acres  
**2007 Assessment:** \$23,200.00  
**Last Owner:** Bruce Edwin Middlebrook  
**Parcel Code:** 314 - rural vacant land less than 10 acres  
**Current Taxes Due:** 662.46  
**School District:** Canandaigua City  
**Public Water District:** no  
**Public Sewer District:** no  
**Tax Foreclosure Year:** 2006



**Property Description:** This property is located immediately east of the address known as 5945 Monks Road. It enjoys mature pine and deciduous trees and a wonderful rural location! As a bonus, the rear of this property MAY border on Bristol Harbor Golf Club. Without question, this could be an extraordinary building lot and a great investment!



John T. Reynolds, Inc.  
Reynolds Auction Co.  
993 Canandaigua Road  
Palmyra, New York 14522

Tele: 315-597-8815  
FAX: 315-597-5030

AUCTION LOT # \_\_\_\_\_

WINNING BID # \_\_\_\_\_

## PROPERTY BID ACKNOWLEDGMENT

I have purchased on this date, May 14, 2008 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	+	_____ 113.00	residential or vacant agricultural
Recording fee	+	_____ 203.00	commercial and vacant land
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 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 #: 9**

**Tax Parcel ID#:** 123

**Address:** Eddy Road, Bloomfield, Town of East Bloomfield

**Tax Map#** 67.00-1-16.000

**Land Size in Acres:** 7.1 acres

**2007 Assessment:** \$7,000.00

**Last Owner:** Matthew J. Mincer

**Parcel Code:** 321 - abandoned agricultural

**Current Taxes Due:** 267.16

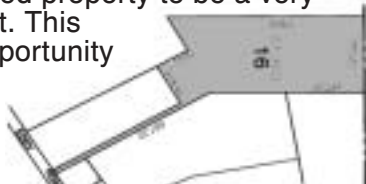
**School District:** Bloomfield Central

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2006

**Property Description:** Irregular shaped vacant land with "flag" lot access. It is on the north side of the road and just west of the address known as 7384 Eddy Road. Look for the old post and beam barn as a reference point. It is not known whether this structure is part of your purchase! Investigate the potential for this mature treed property to be a very private building lot. This property offers opportunity and potential.



**FUTURE REAL PROPERTY TAX FORECLOSURE AUCTIONS**

**TOMPKINS COUNTY**

Thursday, June 12

**TIOGA COUNTY**

Thursday, August 7

Log onto [www.reynoldsauction.com](http://www.reynoldsauction.com) and sign up for automatic notification so you don't miss any opportunities

**Auction Lot #: 10**

**Tax Parcel ID#:** 4

**Address:** 4024 County Road Two, Bloomfield, Town of Bristol

**Tax Map#** 109.00-1-36.00

**Land Size in Acres:** 0.56 acres

**2007 Assessment:** \$27,500.00

**Last Owner:** Palmyra Associates LLC

**Parcel Code:** 270 - mobile home

**Current Taxes Due:** 1,142.88

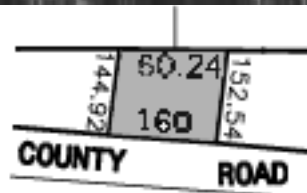
**School District:** Bloomfield Central

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2006

**Property Description:** Mobile home, red and white exterior with a hillside, very nice rural location. This half acre lot has mature trees and the views are magnificent! With a little "TLC" this could be your home or a very profitable rental property.



**Auction Lot #: 11**

**Tax Parcel ID#:** 212

**Address:** Pre-Emption Street, Geneva, Town of Geneva

**Tax Map#** 91.00-1-15.200

**Land Size in Acres:** 4.5 acres

**2007 Assessment:** \$5,400.00

**Last Owner:** Samuel J. Pane

**Parcel Code:** 314 - rural vacant land less than 10 acres

**Current Taxes Due:**169.18

**School District:** Geneva City

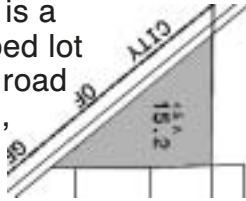
**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2006



**Property Description:** This is a fully wooded triangular shaped lot that seems to border the railroad tracks. It may be landlocked, but there may be easement access. This property is located behind the addresses known as 3026 and 3004 Pre-Emption Street. Representative photo.



## **Ontario County**

A cost-effective and profitable place to locate or expand your business Next door to Rochester - the World's Image Centre - Ontario County is one of the fastest growing counties in New York State, with more than 225 manufacturing firms contributing to a vibrant economy in safe, rural and suburban communities rich in heritage and accessible to cultural amenities in nearby metropolitan centers.



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**Auction Lot #: 12**

**Tax Parcel ID#:** 444

**Address:** 82 Main Street, Phelps Village of Phelps

**Tax Map#** 48.05-2-37.000

**Land Size in Acres:** 22' x 58'

**2007 Assessment:** \$21,400.00

**Last Owner:** Frederick J. Barry IV

**Parcel Code:** 481 - downtown row

**Current Taxes Due:** 1,178.51

**School District:** Phelps-Clifton Springs

**Public Water District:** yes

**Public Sewer District:** yes

**Tax Foreclosure Year:** 2006



**Property Description:** Three story brick row building located in downtown Phelps. The property is located between the Hoffman Clinic and the Golden Home Sing Restaurant. This business district offers retail stores, restaurants, offices, professional services, banks and across from the Phelps Town Hall. This structure offers potential as a commercial property or might be able to be converted into a colonial style or "loft" residence. Your imagination and scope for opportunity will turn this purchase into a unique investment and expanding opportunity!

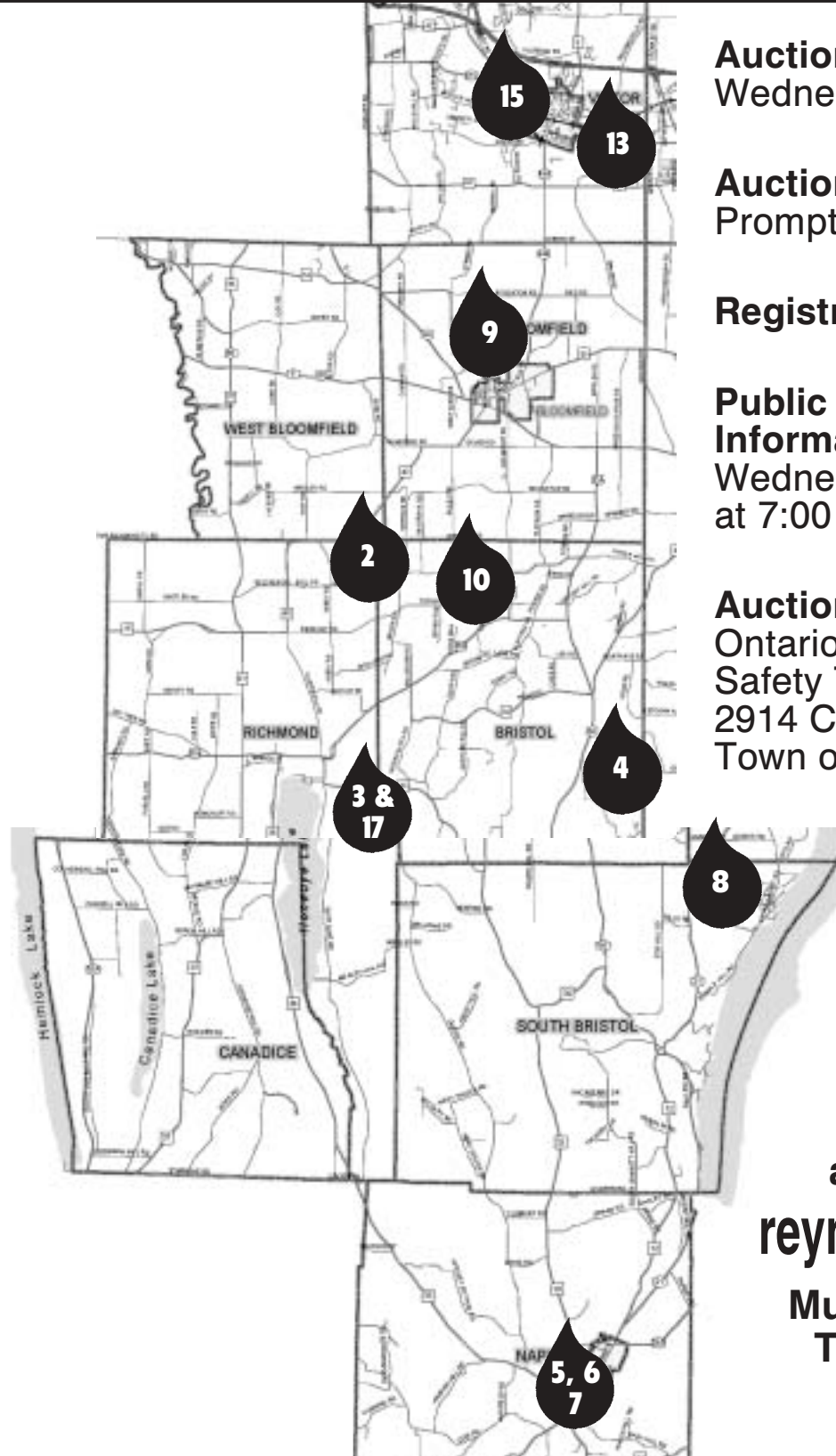






Ontario  
County

# PROPERTY LOCATION MAPS



**Auction Date:**  
Wednesday, May 14, 2008

**Auction Begins:**  
Promptly at 7:00 pm

**Registration:** 6:00 pm

**Public  
Information Session:**  
Wednesday, May 7, 2008  
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  
**reynoldsauktion.com**

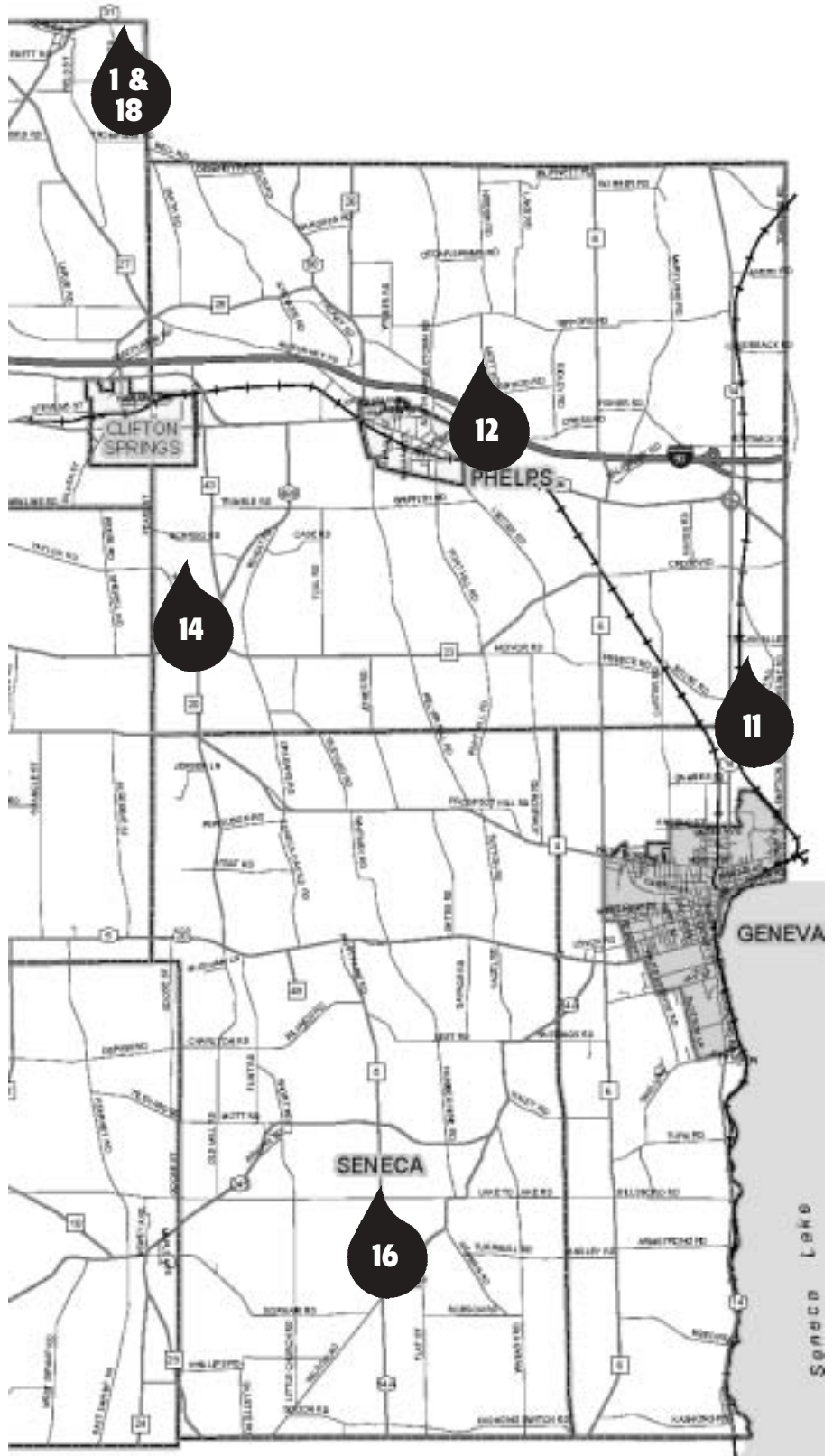
**Municipal Property  
Tax Foreclosure**



Ontario  
County

# PROPERTY LOCATION MAPS

**WWW.REYNOLDSAUCTION.COM**  
**WWW.CO.ONTARIO.NY.US**



# Ontario County...



*Opportunity in "The Chosen Spot"*



- Family Fun
  - History & Culture
  - Nature Parks
  - Shopping
  - Wineries
- [www.co.ontario.ny.us](http://www.co.ontario.ny.us)

**Auction Lot #: 13**

**Tax Parcel ID#: 645**

**Address:** State Route 96, Victor  
Town of Victor

**Tax Map# 28.36-2-1.000**

**Land Size in Acres:** 6.4 acres

**2007 Assessment:** \$26,600.00

**Last Owner:** Woodbrooke Dev Inc.

**Parcel Code:** 314 - rural vacant land, less than 10 acres

**Current Taxes Due:** 812.30

**School District:** Victor Central

**Public Water District:** yes

**Public Sewer District:** yes

**Tax Foreclosure Year:** 2006

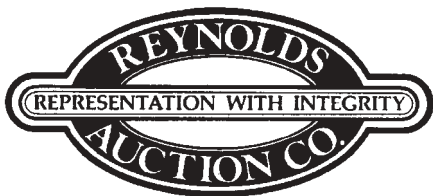
**Property Description:** This is a hilly and wooded property that appears to be landlocked. To view the land, take McMahan Road, turn on to Sterling Circle. The property lies directly behind the townhouse building with address numbers 6402 - 6412.  
Representative photo.



## POINTLESS...

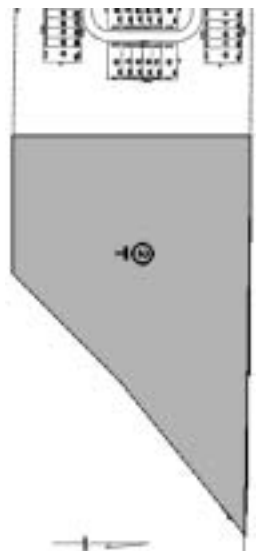
If the **WORK** isn't **COMPLETED** on time, it's pointless!

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- Asset purchases



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

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**Auction Lot #: 14**

**Tax Parcel ID#:** 297

**Address:** State Route 488, Clifton Springs, Town of Hopewell

**Tax Map#** 59.00-1-51.000

**Land Size in Acres:** 4.1 acres

**2007 Assessment:** \$45,700.00

**Last Owner:** AM Telecom Properties, Inc.

**Parcel Code:** 831 - telecommunications land, buildings, towers

**Current Taxes Due:** 1,681.74

**School District:** Phelps-Clifton Springs

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2006

**Property Description:** Small concrete block structure that used to house telecommunication equipment. The parcel includes dedicated access from Route 488 through the agricultural field. It appears the "road" (lane) to the property begins between the house (address known as 3058 Route 488) and the barns.



**[www.co.ontario.ny.us](http://www.co.ontario.ny.us)**



**Auction Lot #: 15 Tax Parcel ID#:** 610

**Address:** State Route 251, Victor, Town of Victor

**Tax Map#** 15.00-1-55.000

**Land Size in Acres:** 3.40 acres

**2007 Assessment:** \$6,800.00

**Last Owner:** Future Parks, Inc.

**Parcel Code:** 340 - vacant industrial land

**Current Taxes Due:** 205.91

**School District:** Victor Central

**Public Water District:** yes

**Public Sewer District:** no

**Tax Foreclosure Year:** 2006

**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 or other environmental issues. Approximately 1/3 mile south of Route 96; and before Cork Road.



**Auction Lot #: 16**

**Tax Parcel ID#:** 557

**Address:** Route 14A, Stanley, Town of Seneca

**Tax Map#** 145.00-1-49.000

**Land Size in Acres:** 1.2 acres

**2007 Assessment:** \$2,100.00

**Last Owner:** unknown owner

**Parcel Code:** 311 - residential vacant land

**Current Taxes Due:** 47.82

**School District:** Marcus Whitman

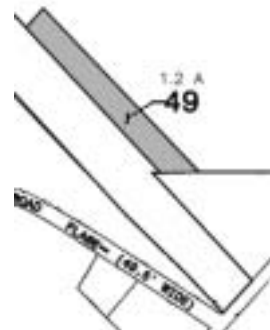
**Public Water District:** yes

**Public Sewer District:** no

**Tax Foreclosure Year:** 2006

**Property Description:**

This landlocked property is located next to the driveway that runs between Tri-Blend Feed Sales and the fertilizer plant. Could the driveway be a right of way? The photo may be representative.



**Auction Lot #: 17**

**Tax Parcel ID#:** 520

**Address:** 12 Charmouth Street, Honeoye, Town of Richmond

**Tax Map#** 150.38-1-59.000

**Land Size in Acres:** 0.184 acres

**Parcel Code:** 311 - residential vacant land

**Current Taxes Due:** 1,196.87

**School District:** Honeoye Central

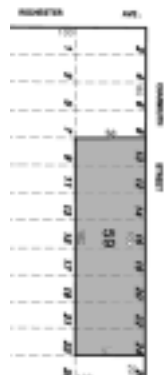
**Public Water District:** yes

**Public Sewer District:** no

**Tax Foreclosure Year:** 2006

**2007 Assessment:** \$15,500.00

**Last Owner:** Michael Haubner



**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.



**Auction Lot #: 18 Tax Parcel ID#:** 360 & 361

**Address:** 4867 & 4871 St Rt 31 W, Port Gibson, Town of Manchester

**Tax Map#** 4.13-1-1.025 & .026

**Land Size in Acres:** leased land

**2007 Assessment:** \$2,000.00 (combined)

**Last Owner:** Paul G. Dutcher

**Parcel Code:** 260 - seasonal residence



**Current Taxes Due:** 82.37

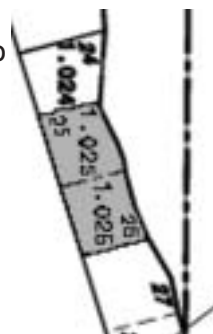
**School District:** Newark Central

**Public Water District:** no

**Public Sewer District:** no

**Tax Foreclosure Year:** 2006

**Property Description:** Waterfront property located on the NYS Erie Canal, adjacent to and immediately east of the address known as 4863 Route 31. This is vacant land with mature trees on the edge of the historic Erie Canal in what is known as Port Gibson. There appears to be the remnants of an old structure on this property. This location offers many recreational opportunities. Fishing, boating, ice skating! Note that you are purchasing rights to use the land; 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. Please, don't overlook this opportunity! Also note, we are selling two tax maps parcels (4.13-1-1.025 & 4.13-1-1.026) as one lot.





# 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 18, 2008.
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 18, 2007 informing them that the 120 day federal right to redeem would begin to run on January 19, 2008 and that it would expire on May 19, 2008.
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.

*(continued on page 15)*



# Ontario County, NY **Real Property Tax Foreclosures**

## ***AUCTION TERMS & CONDITIONS***

### ***FINANCIAL... (continued)***

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.
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, May 30, 2008; 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 30, 2008 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, 2007 Town and County tax bill. This may include the following:
  - 2006 - 2007 Village tax
  - 2006 - 2007 School tax
  - 2007 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:
  - 2007 - 2008 Village taxes
  - 2007 - 2008 School taxes
  - 2008 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 2007 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 #7**

**Auction Date:**

Wednesday, May 14, 2008

**Auction Begins:**

Promptly at 7:00 pm

**Registration:** 6:00 pm

**Public Information Session:**

Wednesday, May 7, 2008  
at 7:00 pm

**Auction Location:**

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

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