

Reynolds Auction Company *presents...*

PUBLIC AUCTION

2009 Ontario County

Real Property Ontario County,
New York

Tax Foreclosures



Auction Wednesday, May 6, 2009 at 7:00 pm

Registration & Preview 6:00 pm

Public preview & information session:

Wednesday, April 29 at 7:00 pm - Doors open at 6:30 pm



**Available Auction
Lots located in:**

*Canandaigua • Bristol
Manchester • Canadice
Farmington*



This booklet also available online at
www.reynoldsauktion.com



**Auctioneer
John T. Reynolds, CAI**

Telephone 315-597-8815

Fax 315-597-5030

Auction Lot: 1

Parcel ID: 17

**Address: 6730 Fisher Tract Dr, Canandaigua
Town of Bristol**

Tax Map# 138.00-1-43.100

Land Size in Acres: 1.6

2008 Assessment: \$4,300.00

Last Owner: Wendy Tomassi

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

Current Taxes Due: 120.00

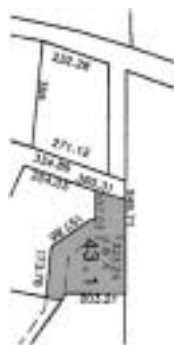
School District: Naples Central

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description: This is an irregular shaped lot with about 323' of frontage on Fisher Tract Drive. The property has mature woods and is hilly. There may be an intermittent stream that runs through the property. To locate this land (we believe that you should), walk a bit more than 400' off Route 64 and look to your left (north). Use the RG and E telephone pole # 53 as a reference point.



ONTARIO COUNTY REAL PROPERTY TAX FORECLOSURE AUCTION

Wednesday, May 6, 2009

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, April 29 7:00 pm



Auction Lot: 2

Parcel ID: 59

**Address: State Route 21 (Andrews Rd),
Cdga., Town of Canandaigua**

Tax Map# 71.00-1-20.110

Land Size in Acres: 9.7

2008 Assessment: \$18,000.00

Last Owner: Keith W. Bellis

Parcel Code: 105 - Vacant farmland

Current Taxes Due: 521.95

School District: City of Canandaigua

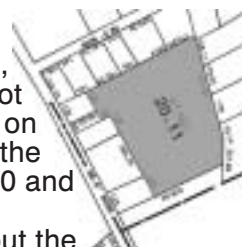
Public Water District: yes

Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description:

This is a very desirable property that is dry, level, cleared land. It is a flag lot with 60' of road frontage on State Route 21 between the addresses known as 2530 and 2534. Commercial and residential use through out the area. Investigate this property thoroughly - it appears to have tremendous upside growth potential.



Auction Lot: 3

Parcel ID: 38

**Address: 6055 Rose Hill Road, Honeoye
Town of Canadice**

Tax Map# 174.00-2-5.000

Land Size in Acres: 0.405

2008 Assessment: \$4,700.00

Last Owner: Michael Stupia

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

Current Taxes Due: 154.56

School District: Honeoye Central

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007

Property

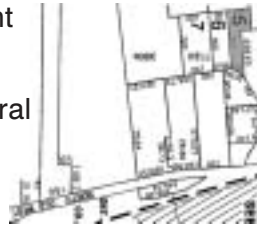
Description:

Vacant land with mature woods and 80' of frontage on Rose Hill Road.

Exceptional location, located at the top of a private road.

GREAT Honeoye Lake views! Walk up Rose Hill Road; the property appears to be located adjacent to and north of the rustic cabin that has a stained brown exterior.

Directions: just off County Road 36 (a/k/a West Lake Road), about half way down the lake, at one of the intersections of Old West Lake Road. Build your cabin here for that wonderful year around get-away! Representative photographs.



Auction Lot: 4

Parcel ID: 313

**Address: 804 State Route 21
Shortsville, Town of Manchester**

Tax Map# 20.00-1-16.000

Land Size in Acres: 1 (200' x 222')

2008 Assessment: \$59,400.00

Last Owner: Pearl Bliss

Parcel Code: 210 - Single family residence

Current Taxes Due: 2,595.77

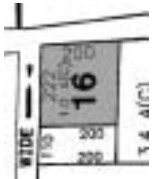
School District: Red Jacket Central

Public Water District: yes

Public Sewer District: no

Tax Foreclosure Year: 2007

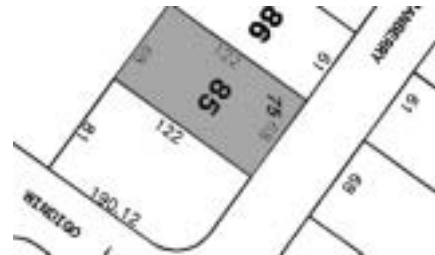
Property Description: Cape Cod style 1.5 story block constructed home with real knotty pine interior, nice south side porch, three bedrooms and 1,300 square feet of living space. Handicap front access ramp. It has a 1.5 car attached garage with a large workshop area at the rear. Good roof and Bilco door exterior access to the basement. It has a nice large lot with mature trees and shrubs. Very nice rural neighborhood. Located at the south west corner of Hosey Road and State Route 21, near Hill Cumorah. This home is the best investment in this auction.





Auction Lot: 5
Parcel ID: 150
Address: 110 Cranberry Drive,
 Farmington, Town of Farmington
Tax Map# 41.08-1-85.000
Land Size in Acres: 6.00
2008 Assessment: \$110,000
Last Owner: [Redacted]
Parcel Code: [Redacted]
Dis: [Redacted] Canandaigua City
Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2007

REMOVED



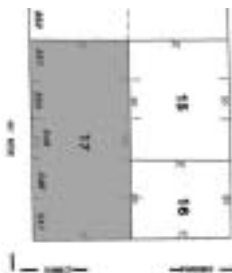
Property Description: Wood frame 1,144 square foot raised ranch home, built in 1973. Light gray siding with brick front facade. This home has three bedrooms, 1.5 baths, half basement with lower two car garage and mature landscape. Very nice (Farm Brook) residential neighborhood - great for raising children. **This property appears occupied.** This could be a great starter home! Good school district! Good community! Good investment for you and your family!



www.co.ontario.ny.us

Auction Lot: 6
Parcel ID: 225
Address: 4530 Blossom Road, Canandaigua,
 Town of Gorham
Tax Map# 127.82-1-17.000
Land Size in Acres: 150' x 75'
2008 Assessment: \$61,500.00
Last Owner: Susan Helser
Parcel Code: 210 - Single family residence
Current Taxes Due: 1,488.02
School District: Marcus Whitman Central
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2007

Property Description: Sylvan Beach... well kept two bedroom, 700 square foot ranch home with white siding. It MAY have **Canandaigua Lake access rights!** There is a detached 10' x 14' metal storage building. It is a large lot at the corner of Blossom Road and Summit Parkway. **This property appears occupied.**

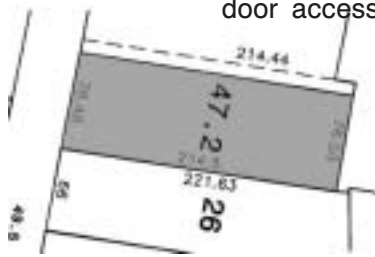




Auction Lot: 7
Parcel ID: 473
Address: 27 Briggs Street, Honeoye
 Town of Richmond
Tax Map# 135.20-1-47.200
Land Size in Acres: 87' x 214'
2008 Assessment: \$131,500.00
Last Owner: Michael A. Rider
Parcel Code: 210 - Single family residence
Current Taxes Due: 6,251.60
School District: Honeoye Central
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2007



Property Description: Two story wood frame 2,800 square foot structure that is a two family (side by side) residence. It has light blue vinyl siding, several new windows, storms and screens. This structure suffered from a fire that appears to have been contained to an upstairs bedroom. The basement has outside Bilco door access. This home has a very nice, large backyard with mature trees. There is a wrap around driveway that provides access to the two car detached garage that has a new concrete floor and is well insulated. This garage would make a super work shop! This is a nice property, for your personal home or for a prime investment!



Auction Lot: 8
Parcel ID: 470
Address: 4800 Briarcliff Square, Honeoye,
 Town of Richmond
Tax Map# 135.20-1-13.140
Land Size in Acres: 119' x 45'
2008 Assessment: \$85,000.00
Last Owner: Judith Hoffend
Parcel Code: 484 - 1 use small bldg.
Current Taxes Due: 4,992.78
School District: Honeoye Central



Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2007



Property Description: Single story wood frame structure that may have residential and/or commercial rental applications. This building has a red, gray and shades of green exterior, a new roof and multi-application studded interior. Some of the "units" appear to be rented while the remainder is in a development stage. At the rear of the building there is multiple electric meter capacity. There is a 20' right of way access in the center of town, directly across from West Lake Road. The building for sale is from the "walk-thru" back. Honeoye Lake and the surrounding area is growing with appreciating property values. Don't miss this opportunity!



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 6, 2009 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 #
Sub Total	=	_____	
Recording fee	+	_____ 130.00	residential and vacant agricultural
Recording fee	+	_____ 220.00	commercial and vacant land
Total due	=	=====	

Deposit amount	-	_____	<input type="checkbox"/> cash <input type="checkbox"/> cert/guar funds <input type="checkbox"/> pers chk _____
Recording fee	-	_____	<input type="checkbox"/> cash <input type="checkbox"/> cert/guar funds <input type="checkbox"/> pers chk _____
Remainder due	\$	=====	<input type="checkbox"/> cash <input type="checkbox"/> cert/guar funds <input type="checkbox"/> 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) yellow - ONCO Receipt yellow - Buyer Receipt

Auction Lot: 9

Parcel ID: 51

Address: 2621 Cooley Road, Canandaigua
Town of Canandaigua

Tax Map# 69.00-1-31.000

Land Size in Acres: 69' x 70'

2008 Assessment: \$50,000.00

Last Owner: Ervin L. Hallock

Parcel Code: 210 - Single family residence

Current Taxes Due: 783.92

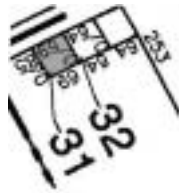
School District: City of Canandaigua

Public Water District: yes

Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description: Small single story, almost 900 square foot, two bedroom, one bath home with white clapboard siding. One car, block construction, detached garage. **This property appears occupied.** This property will be offered separate, then together with Auction Lot # 10.



Future Real Property Tax Foreclosure Auctions

TOMPKINS COUNTY

Tuesday, June 9 at 7 pm

Auction registration begins at 6:30 pm

TIOGA COUNTY

Thursday, August 6 at 7 pm

Auction registration begins at 6:30 pm

Log onto www.reynoldsauktion.com and sign up for automatic notification so you don't miss these and other opportunities!

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.



Visit us Today!

WWW.CO.ONTARIO.NY.US



Auction Lot: 10

Parcel ID: 52

Address: 2619 Cooley Road,
Canandaigua, Town of Canandaigua

Tax Map# 69.00-1-32.000

Land Size in Acres: 64' x 70'

2008 Assessment: \$7,300.00

Last Owner: Ervin L. Hallock

Parcel Code: 312 - Vacant land with improvements

Current Taxes Due: 61.53

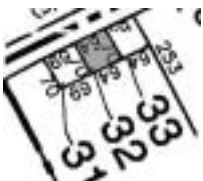
School District: City of Canandaigua

Public Water District: yes

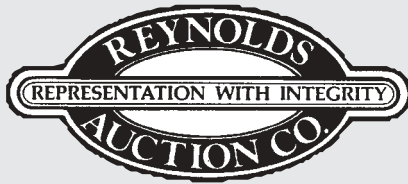
Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description: Vacant land, adjacent to auction Lot # 9, with three small out/storage buildings. **This property will be offered separate, then together with Auction Lot # 9.**



The Reynolds Auction Company



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

www.reynoldsauktion.com



Auction Lot: 11

Parcel ID: 345

Address: 8 Mechanic Street, Naples
Village of Naples

Tax Map# 201.14-2-28.000

Land Size in Acres: 0.46

2008 Assessment: \$32,400.00

Last Owner: Timothy Brown

Parcel Code: 220 - Two family residence

Current Taxes Due: 1,483.96

School District: Naples Central

Public Water District: yes

Public Sewer District: no

Tax Foreclosure Year: 2007

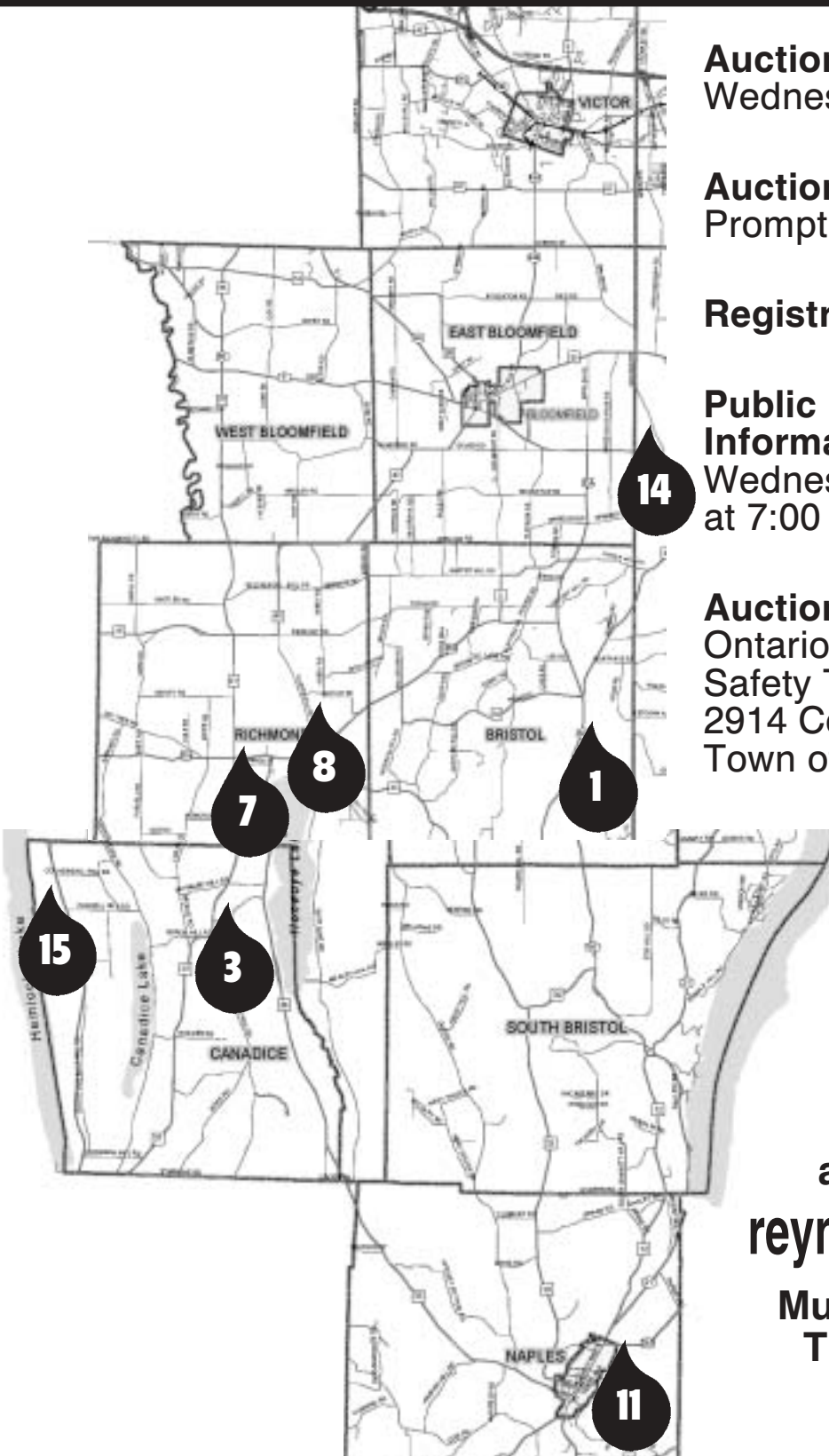
Property Description: 1.5 story 1,700 square foot wood frame home that is represented as a two family residence. This property has a very large and deep village lot with mature trees. It is located close to municipal services and Naples village businesses. The upscale homes in the surrounding neighborhood support substantial improvements to this property. GREAT investment potential here! **This property appears occupied.**





Ontario
County

PROPERTY LOCATION MAPS



Auction Date:
Wednesday, May 6, 2009

Auction Begins:
Promptly at 7:00 pm

Registration: 6:00 pm

**Public
Information Session:**
Wednesday, April 29, 2009
at 7:00 pm

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

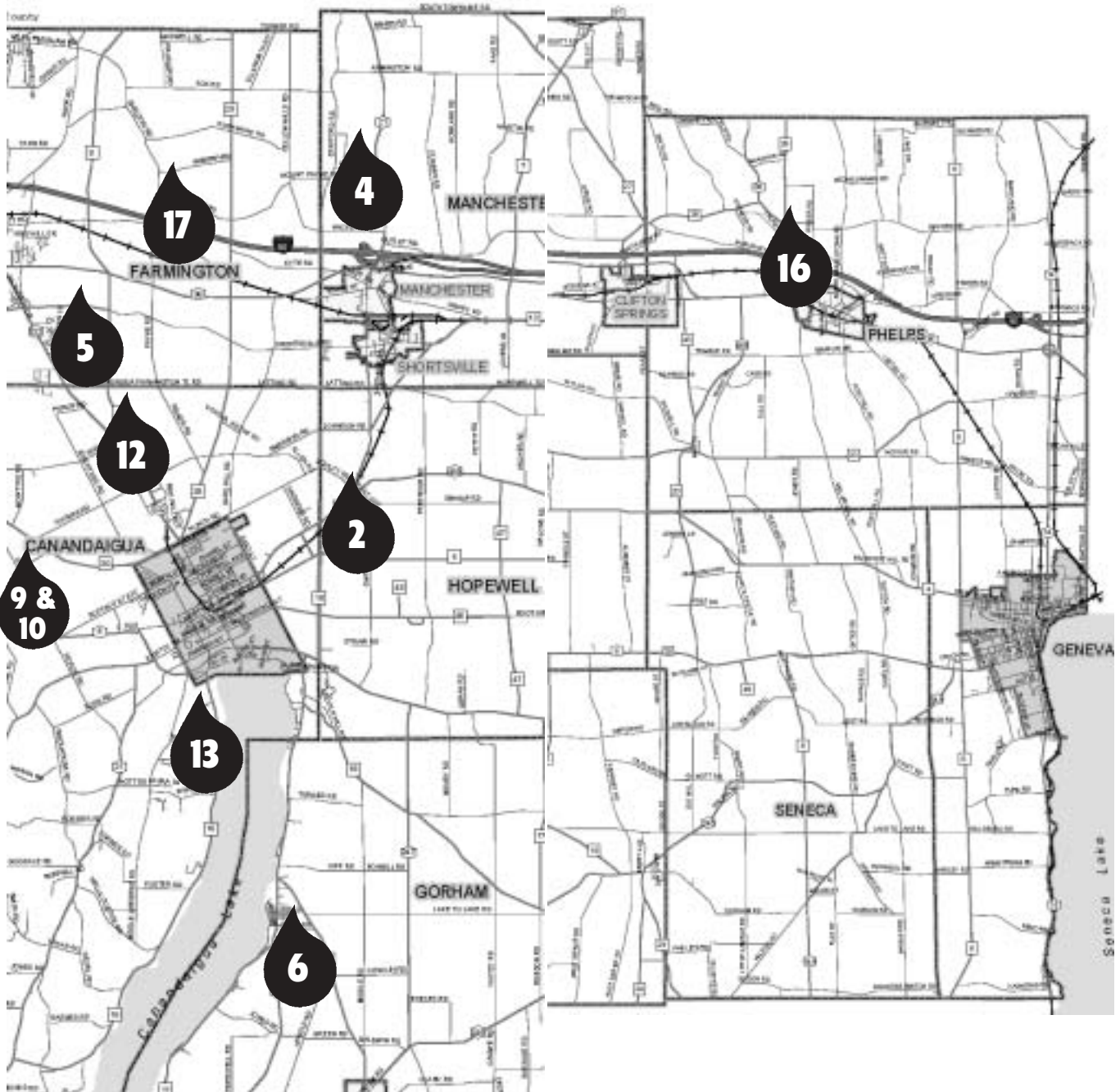
Full color
photographs and
additional
information
available online at
reynoldsauktion.com

**Municipal Property
Tax Foreclosure**



Ontario
County

PROPERTY LOCATION MAPS



Full color photographs and additional information
available online at

REYNOLDSAUCTION.COM

Municipal Property Tax Foreclosure



Auction Lot: 12

Parcel ID: 48

**Address: 5532 Purdy Road,
Canandaigua, Town of Canandaigua**

Tax Map# 55.02-2-17.000

Land Size in Acres: 86' x 200'

2008 Assessment: \$18,500.00

Last Owner: Marcia J. Ryan

Parcel Code: 270 - Manufactured housing

Current Taxes Due: 213.15

School District: City of Canandaigua

Public

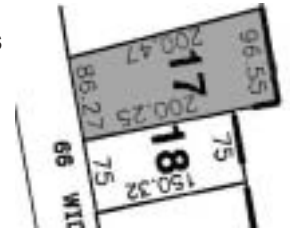
Water District: yes

Public Sewer

District: no

Tax Foreclosure

Year: 2007



Property Description: Single wide manufactured home with two small additions on a nice sized slightly landscaped lot that will need minimum maintenance. This home is in a community neighborhood setting. The home appears to have central air conditioning, a small metal storage building and a blacktop driveway. This property is nicely located near Canandaigua and a direct and comfortable commute to Rochester.

Auction Lot: 13

Parcel ID: 79

**Address: Hillside Ave., Canandaigua
Town of Canandaigua**

Tax Map# 98.17-1-39.000

Land Size in Acres: 150' x 146'

2008 Assessment: \$2,500.00

Last Owner: Francis E. Davis

Parcel Code: 311 - Residential vacant land

Current Taxes Due: 69.24

School District: City of Canandaigua

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007



Property Description: Vacant land that **MAY** have a Canandaigua Lake view. Hillside Avenue is a road that was never constructed; so you might want to check for "rights of way?" Assume however, that this parcel **MAY** be land locked. To locate this property walk up Butler Road, from West Lake Road, about 200' and look north.

Ontario County...

Opportunity in "The Chosen Spot"

- Family Fun
- Nature Parks
- Wineries
- History & Culture
- Shopping

www.co.ontario.ny.us



Auction Lot: 14

Parcel ID: 85

**Address: 6190 Fisher Hill Rd., Canandaigua
Town of Canandaigua**

Tax Map# 111.00-1-63.100

Land Size in Acres: 7.8

2008 Assessment: \$34,000.00

Last Owner: George B. Minor

Parcel Code: 311 - Residential vacant land

Current Taxes Due: 941.69

School District: City of Canandaigua

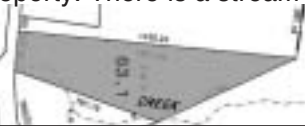
Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description: Located in the rural area, at the north side of Fisher Hill Road at the intersection of County Road 32; slightly less than eight acres with substantial depth. It is an irregular shaped lot with almost 200' frontage and more than 1,400' of depth. Near the road it is a bit swampy but appears dry with a slight hillside slope at the rear of the property. There is a stream at the east boundary and an access lane at the west boundary.

This is NICE land!



www.co.ontario.ny.us



Auction Lot: 15

Parcel ID: 34

Address: State Rt. 15A, Springwater, Town of Canadice

Tax Map# 173.00-1-2.000

Land Size in Acres: 0.919

2008 Assessment: \$4,000.00

Last Owner: Thomas J. Vanroo

Parcel Code: 314 - Rural vacant land less than 10 acres

Current Taxes Due: 131.55

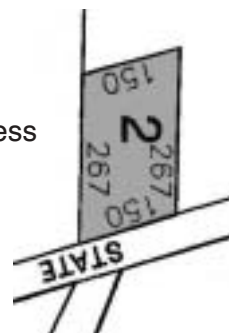
School District: Honeoye Central

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007

Property Description: This property (almost one full acre) is located on the West side of the road about half way between Purcell Hill Road and Lawrence Hill Road. Additional landmarks: it is North of house # 5888 and across the street from house # 5915 and a bit south of house # 5927. Check with the local authorities - could this be a superb building lot? Absolutely spectacular westerly view!



Auction Lot: 16

Parcel ID: 405

Address: 1940 Spafford Rd., Phelps, Town of Phelps

Tax Map# 35.00-2-50.100

Land Size in Acres: 5.1

2008 Assessment: \$17,900.00

Last Owner: Doretha Goodall

Parcel Code: 314 - Rural vacant land
less than 10 acres

Current Taxes Due: 665.39

School District: Phelps-Clifton Springs Central

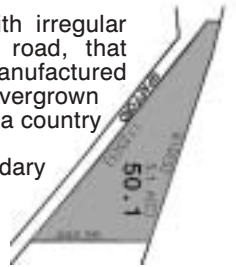
Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007



Property Description: Vacant land with irregular boundaries, located on a dead end road, that apparently was once the site of a manufactured home. This property has mature trees, overgrown shrubs and scrub bushes. Its location is a country setting with neighborhood homes along Spafford Road. The north property boundary borders the New York State Thruway.



Auction Lot: 17

Parcel ID: 136

Address: Sheldon Road, Shortsville
Town of Farmington

Tax Map# 18.00-2-18.000

Land Size in Acres: 49' x 1,100'

2008 Assessment: \$1,500.00

Last Owner: Lourdes Villegas

Parcel Code: 323 - Vacant rural land

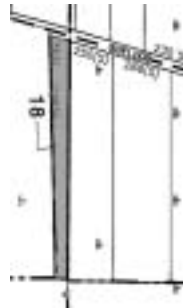
Current Taxes Due: 60.51

School District: Red Jacket Central

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2007



Property Description: This property is a swamp with some tree growth. The property is located beyond the "Dead End" section of Sheldon Rd. Walk on the dirt road section about 650' - the property is to the east. Representative photo.



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 16, 2009.
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 22, 2008 informing them that the 120 day federal right to redeem would begin to run on January 16, 2009 and that it would expire on May 18, 2009.
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. 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. You will need two (02) payment instruments at this auction:

(continued on page 15)



Ontario County, NY Real Property Tax Foreclosures

AUCTION TERMS & CONDITIONS

FINANCIAL... (continued)

- a. The first Property check must be made payable to the **Ontario County Treasurer**.
- b. The second Recording Fees check must be made payable to the **Ontario County Clerk**.
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 plus the recording fees, must be paid immediately at knockdown.
- a. The remainder of the purchase price and current taxes due must be paid to, and received by, the Ontario County Treasurer (585-396- 4432) no later than 1:00 PM, Wednesday, May 20, 2009; 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 Wednesday, May 20, 2009 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, 2008 Town and County tax bill. This may include the following:
 - 2007 - 2008 Village tax
 - 2007 - 2008 School tax
 - 2008 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:
 - 2008 - 2009 Village taxes
 - 2008 - 2009 School taxes
 - 2009 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 2008 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.



FIRST
CLASS
MAIL

Reynolds Auction Co.
993 Canandaigua Road
Palmyra, NY 14522

ONTARIO COUNTY
TAX FORECLOSURE
2009 AUCTION

Information at 315-597-8815

CAI - NAA - NYSAA

www.co.ontario.ny.us

www.reynoldsauktion.com

PUBLIC AUCTION

Ontario County, New York

REAL PROPERTY TAX FORECLOSURES



**Auction
Lot #7**

Auction Date:

Wednesday, May 6, 2009

Auction Begins:

Promptly at 7:00 pm

Registration: 6:00 pm

Public Information Session:

Wednesday, April 29, 2009
at 7:00 pm

Auction Location:

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

Reynolds Auction Company
Serving Metro Rochester, Central & Western NY

Print this booklet at:
www.reynoldsauktion.com