



Reynolds Auction Company *presents...*

# PUBLIC AUCTION

## 2012 Ontario County Real Property Tax Foreclosures

**AUCTION**  
**Wednesday,**  
**May 16, 2012**  
at 7:00 PM

Registration &  
Preview 6:00 PM



**PUBLIC PREVIEW**  
**&**  
**INFORMATION**  
**SESSION**

Wednesday,  
May 9 at 7:00 PM  
(Doors open at 6:30 PM)

**AUCTION LOCATION**  
Ontario County  
Safety Training Center  
2914 County Rd. 48  
Hopewell, New York  
14580

*Auctioneers*  
*David Koeberle*  
*John T. Reynolds, CAI*  
**Telephone 315-597-8815**  
**Fax 315-597-5030**



[www.reynoldsAuction.com](http://www.reynoldsAuction.com)



**Auction Lot #: 1**

**Parcel ID: 99**

**Address:** 6249 Goff Road, Canandaigua, NY

**Municipality:** Town of Canandaigua

**Tax Map# 139.00-1-39.000**

**Land Size in Acres:** 82' x 106'

**2011 Assessment:** \$1,000.00

**Last Owner:** Minnie Mileo

**Parcel Code:** 311 - Residential Vacant Lot

**Current Taxes Due:** 30.01

**School District:** Canandaigua Central

**Public Water District:** no

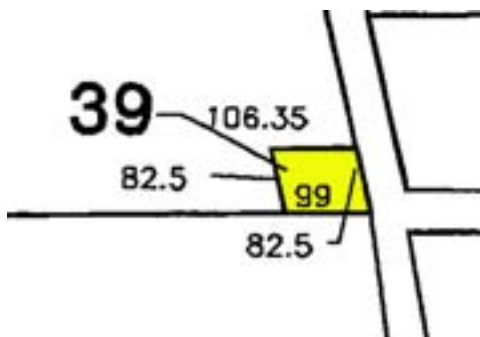
**Public Sewer District:** no

**GPS Coordinates:** N 42° 47.721' W 77° 21.910'

**Tax Foreclosure Year:** 2010



**Property Description:** This land is located about equidistant between Canandaigua and Naples. The property is located near Route 21 for easy access to either community or Rochester. There are several neighbors in the area, all with homes set well off the road. This is a very nice rural situation with lots of privacy! The land is slightly hilly and enjoys mixed hardwoods, evergreens, shrubbery and undergrowth. There might be a pond at the very rear of the property. It is located approximately across from the addresses known as 6250 and 6242 Goff Road. Check local regulations, because this might be your perfect building spot!



**Auction Lot #: 2**

**Parcel ID: 279**

**Address:** 57 State Street, Manchester, NY

**Municipality:** Village of Manchester

**Tax Map# 32.17-1-21.000**

**Land Size in Acres:** 60' x 150'

**2011 Assessment:** \$62,100.00

**Last Owner:** Alfred N. Ricci Estate

**Parcel Code:** 210 - Single Family Residential

**Current Taxes Due:** 3,562.28

**School District:** Red Jacket Central

**Public Water District:** yes

**Public Sewer District:** yes

**GPS Coordinates:** N 42° 58.110' W 77° 14.162'

**Tax Foreclosure Year:** 2010



**Property Description:** This ranch-style (occupied) home has two bedrooms and one bath. There is more than 1,000 square feet of living space on a full basement with a one vehicle detached garage. It is represented that there is gas forced air heat. It is situated on a very nice village lot near all local services. Near the best part of the Finger Lakes and a quick drive to work in Rochester. This could be a great starter home or an income investment!



**Auction Lot #:** 3  
**Parcel ID:** 183  
**Address:** Gorham Street, Rushville, NY  
**Municipality:** Village of Rushville  
**Tax Map#** 156.18-1-17.000  
**Land Size in Acres:** 5.6 acres  
**2011 Assessment:** \$27,900.00  
**Last Owner:** Shelley Updyke  
**Parcel Code:** 314 - Rural Vacant Land less than 10 acres  
**Current Taxes Due:** 801.48  
**School District:** Marcus Whitman Central  
**Public Water District:** yes  
**Public Sewer District:** yes  
**GPS Coordinates:** N 42° 46.007' W 77° 13.583'  
**Tax Foreclosure Year:** 2010



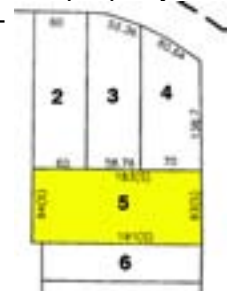
**Property Description:** This is an irregular shaped parcel that flags behind the next door NYS residential facility and the next neighbor. The neighborhood is clearly residential. The front of the land is clear while there appears to be some woods at its south boundaries. There is excellent road frontage on what may be a multi-use land parcel.



**Auction Lot #:** 4  
**Parcel ID:** 293  
**Address:** 4 Broad Street, Clifton Springs, NY  
**Municipality:** Village of Clifton Springs  
**Tax Map#** 46.06-1-5.000  
**Land Size in Acres:** 83' x 183'  
**2011 Assessment:** \$103,900.00  
**Last Owner:** Ann T. Denison  
**Parcel Code:** 220 - Two Family Residential  
**Current Taxes Due:** 5,449.17  
**School District:** Phelps Clifton Central  
**Public Water District:** yes  
**Public Sewer District:** yes  
**GPS Coordinates:** N 42° 57.643' W 77° 8.031'  
**Tax Foreclosure Year:** 2010



**Property Description:** This two family home built circa 1920 appears to be unoccupied and has a combined total of more than 1,900 square feet of living space. It has two bedrooms and one bath in each unit with a full basement. Note that with some modification, the basement could be a walk-out. It is represented to be a gas hot water heating system. There is a multiple vehicle detached garage with part having a second story and a basement. Could this offer extra storage space income? This property is in an excellent residential neighborhood and is adjacent to the Clifton Springs Hospital. It is close to all village municipal and retail services, and a tenant could easily walk to work anywhere in the village. Any way you look at it, THIS is an excellent investment!



**Auction Lot #: 5**

**Parcel ID: 526**

**Address: 748 Phillips Road, Victor, NY**

**Municipality: Town of Victor**

**Tax Map# 14.00-1-19.140**

**Land Size in Acres: 16.4 acres**

**2011 Assessment: \$255,000.00**

**Last Owner: Phillips Road Land Co.**

**Parcel Code: 852 - Landfill**

**Current Taxes Due: 7,767.93**

**School District: Victor Central**

**Public Water District: yes**

**Public Sewer District: yes**

**GPS Coordinates: N 43° 0.018' W 77° 27.293'**

**Tax Foreclosure Year: 2010**



**Property Description:** This property is located between the Leigh Valley hiking trail and the railroad tracks. There is more than 500' of road frontage on Phillips Road. The surrounding businesses are commercial or industrial in nature. This land was originally a gravel pit, then a land fill that has been reclaimed. The road frontage on the property appears to NOT be a part of that reclamation. Located on the front part of the land is a very large concrete block and steel building with loading docks. The second building is a two story concrete block and wood frame structure. The property is occupied by business tenants. These tenants could provide immediate cash flow. But most important, the purchase of commercial land in Victor will give you immediate and long term acquisition savings!



**This parcel is the former Genesee Sand and Gravel landfill, closed in 1994. This land has environmental concerns. The remediation is very incomplete. If you are considering the purchase of this property, you are directed to contact Mark Domagala at the DEC. Mr Domagala's telephone is 585-226-5426. His e-mail contact is Madomaga@gw.dec.state.ny.us.**

**Auction Lot #: 6**

**Parcel ID: 9**

**Address:** Case Road, Bristol, NY

**Municipality:** Town of Bristol

**Tax Map# 124.00-1-21.050**

**Land Size in Acres:** 6.8 acres

**2011 Assessment:** \$15,400.00

**Last Owner:** Scott W. Hockin

**Parcel Code:** 314 - Rural Vacant Land less than 10 acres

**Current Taxes Due:** 566.71

**School District:** Bloomfield Central

**Public Water District:** no

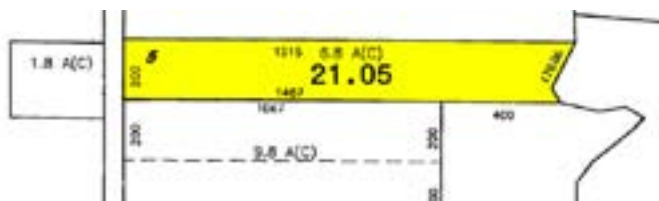
**Public Sewer District:** no

**GPS Coordinates:** N 42° 48.844' W 77° 24.351'

**Tax Foreclosure Year:** 2010



**Property Description:** This property is located across from the address known as 4354 Case Road. There is excellent road frontage for this LARGE parcel. If you walk the land, disregard the "posted" sign. Check with local authorities for the feasibility of this being the prime spot for your NEW home. Great school district. Great start for a young family!



**Auction Lot #: 7**

**Parcel ID: 326**

**Address:** 6 Toby Street, Naples, NY

**Municipality:** Village of Naples

**Tax Map# 201.10-1-39.000**

**Land Size in Acres:** .35 acres

**2011 Assessment:** \$30,000.00

**Last Owner:** Van Dyne Oil Co., Inc.

**Parcel Code:** 441 - Fuel Storage & Distribution

**Current Taxes Due:** 1,112.87

**School District:** Naples Central

**Public Water District:** yes

**Public Sewer District:** no

**GPS Coordinates:** N 42° 37.444' W 77° 23.893'

**Tax Foreclosure Year:** 2010



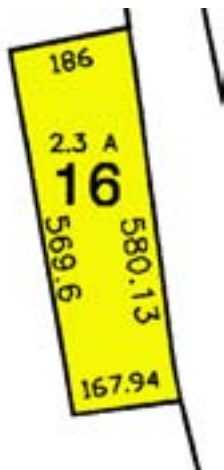
**Property Description:** This is a very interesting property with substantial potential. Note the concrete block containment area for ABOVE GROUND fuel storage tanks. This is the best kind of fuel oil storage because it virtually negates any potential for soil contamination! So, in addition to the land there is the bonus of a very nice (approximately 50' x 20') building with a small office, half bathroom and a quite large warehouse/ storage area. Note that this structure appears to have a 225 amp electrical service. There is a dedicated gravel driveway. This property is well located and would be prime for a mini-storage facility. When you get rich from this purchase, remember my good advise and who you purchased it from!



**Auction Lot #:** 8  
**Parcel ID:** 40  
**Address:** 6390 County Road 36, Honeoye, NY  
**Municipality:** Town of Canadice  
**Tax Map#** 182.00-1-16.000  
**Land Size in Acres:** 2.3 acres  
**2011 Assessment:** \$93,700.00  
**Last Owner:** Timothy May  
**Parcel Code:** 210 - Single Family Residential  
**Current Taxes Due:** 2,198.31  
**School District:** Honeoye Central  
**Public Water District:** no  
**Public Sewer District:** no  
**GPS Coordinates:** N 42° 42.676' W 77° 30.813'  
**Tax Foreclosure Year:** 2010



**Property Description:** This ranch home (occupied) enjoys almost 900 square feet of living space with two bedrooms and one bath. The structure is constructed on a raised foundation allowing for ground level access to the full basement. It is reputed to have oil fired forced air heat. The home and large (16' x 40') out building (modern barn/shop) was built circa 1966. Both structures appear to be in very good condition! It is a hillside property, nicely wooded with mature trees. But that's not all, this entire property is surrounded by NYS Conservation Department owned land. Permanent privacy, absolutely wonderful country living with spectacular Honeoye Lake views!



**Auction Lot #:** 9  
**Parcel ID:** 346  
**Address:** Seman Road, Naples, NY  
**Municipality:** Town of Naples  
**Tax Map#** 194.00-3-64.110  
**Land Size in Acres:** 107 acres  
**2011 Assessment:** \$136,200.00  
**Last Owner:** Trathen Land Co. LLC  
**Parcel Code:** 321 - Abandon Agricultural  
**Current Taxes Due:** 4,318.77  
**School District:** Naples Central  
**Public Water District:** no  
**Public Sewer District:** no  
**GPS Coordinates:** N 42° 39.563' W 77° 24.341'  
**Tax Foreclosure Year:** 2010



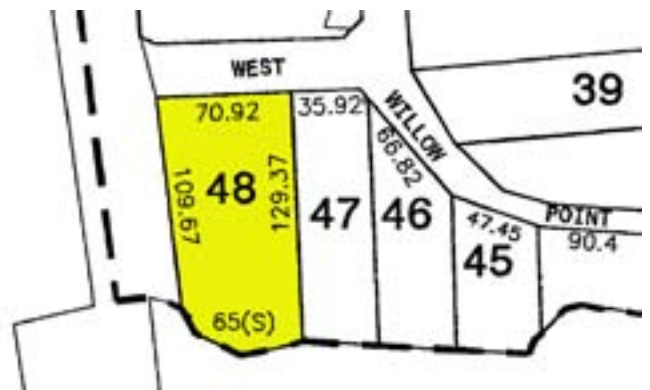
**Property Description:** This large parcel of land is very well forested and would make an Excellent Hunting Camp or just a place to hide from the 21st century! The dense mature deciduous and evergreen trees make for an ideal location for a "get-away" camp or an exclusive hunting enclave. Look for the lane-way running south off Seman Road diagonally across from the wide black-top driveway. At the head of the access road there is or was a small sign indicating Trathen Land Co. land. Disregard the posted signs; you are welcome to walk this exceptional property. This auction lot will be sold by the acre. Your winning bid will be multiplied by 107 acres. DO NOT miss this opportunity to own your private hunting preserve!



**Auction Lot #: 10**  
**Parcel ID: 38**  
**Address: 6016 West Willow Point, Honeoye, NY**  
**Municipality: Town of Canadice**  
**Tax Map# 174.07-1-48.000**  
**Land Size in Acres: 119' x 71'**  
**2011 Assessment: \$74,300.00**  
**Last Owner: David M. Clinton**  
**Parcel Code: 210 - Single Family Residential**  
**Current Taxes Due: 2,386.95**  
**School District: Honeoye Central**  
**Public Water District: no**  
**Public Sewer District: yes**  
**GPS Coordinates: N 42° 44.084' W 77° 31.177'**  
**Tax Foreclosure Year: 2010**



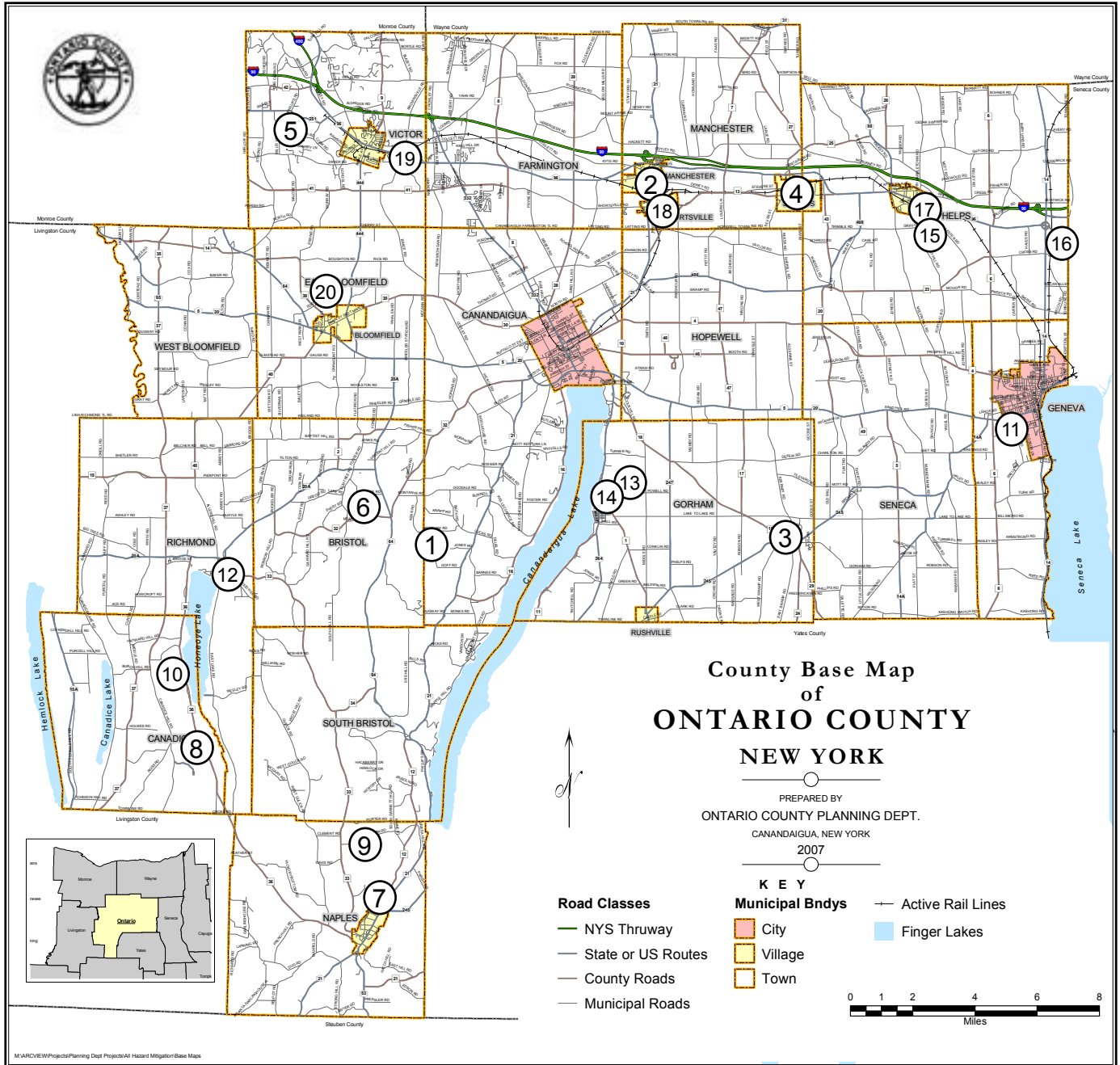
**Property Description:** This modern ranch home was built circa 1966. It has contemporary wood frame construction, built on a concrete slab with approximately 1,300 square feet of living space. There are three bedrooms and 1½ baths. The oversized one vehicle garage is detached and was added in 1985. The general property condition appears to be good; needing clean-up and cosmetic efforts. The neighborhood is Honeoye Lake homes and seasonal cottages. The yard has mature landscaping. This property is located about 500' from the lake. Note that if this property is a member of the West Willow Point Association we have been told that there is (occasionally) space to dock a boat. BUT, be sure to check this to your satisfaction. Additionally, we understand that, homes with odd house numbers have lake access. Homes with even numbers (usually) don't have direct lake access. This home is vacant. This very nice appreciating property could be your seasonal residence or your permanent home.



# ONTARIO COUNTY

## 2012 Real Property Tax Foreclosure

# PROPERTY LOCATIONS



Full color photographs and additional information available online at

# ReynoldsAuction.com

## Municipal Property Tax Foreclosure



**Auction Lot #: 11**  
**Parcel ID: 163**  
**Address: 74 White Springs Road, Geneva, NY**  
**Municipality: Town of Geneva**  
**Tax Map# 104.18-1-25.000**  
**Land Size in Acres: 105' x 192'**  
**2011 Assessment: \$92,400.00**  
**Last Owner: Agnes Hall Estate**  
**Parcel Code: 210 - Single Family Residential**  
**Current Taxes Due: 3,845.87**  
**School District: Geneva City School**  
**Public Water District: yes**  
**Public Sewer District: yes**  
**GPS Coordinates: N 42° 51.297' W 76° 59.945'**  
**Tax Foreclosure Year: 2010**



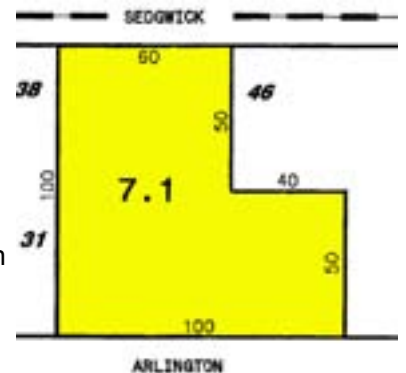
**Property Description:** One and one half story home that appears to be in Very Good condition, in the coveted White Springs Road neighborhood. This 1,300 square foot home has two bedrooms and one bathroom with a single vehicle detached garage. There is a partial basement with gas forced air heat. Super nice and close to all of Geneva's best shopping and Hobart William Smith colleges. This is one of the nicest homes that we have ever sold; either in foreclosure or privately! Great house, Great investment or use as your personal home!



**Auction Lot #: 12**  
**Parcel ID: 462**  
**Address: 8506 Arlington Street, Honeoye, NY**  
**Municipality: Town of Richmond**  
**Tax Map# 150.38-2-7.100**  
**Land Size in Acres: 100' x 100'**  
**2011 Assessment: \$53,100.00**  
**Last Owner: Todd Friga**  
**Parcel Code: 260 - Seasonal Residential**  
**Current Taxes Due: 2,499.88**  
**School District: Honeoye Central**  
**Public Water District: yes**  
**Public Sewer District: yes**  
**GPS Coordinates: N 42° 46.799' W 77° 30.167'**  
**Tax Foreclosure Year: 2010**



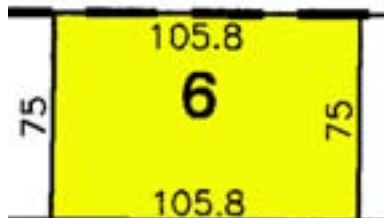
**Property Description:** Very nice extra-large parcel that lies between Arlington and Sedgwick Streets in the historic Times Union Tract. This one story wood frame cottage was built circa 1936 and has almost 800 square feet of vacation, "lake life" living space. It has electric heat. The bonus with this property is the two street wide lot. Also note that it has lake access rights written in its deed. This is your opportunity to live on and enjoy Honeoye Lake at an exceptionally affordable price. Don't miss this. The long range weather forecast says that this is supposed to be the BEST summer in decades!



**Auction Lot #:** 13  
**Parcel ID:** 193  
**Address:** 4562 Driftwood Ln, Canandaigua, NY  
**Municipality:** Town of Gorham  
**Tax Map#** 127.15-2-6.000  
**Land Size in Acres:** 106' x 75'  
**2011 Assessment:** \$48,700.00  
**Last Owner:** Kiya Nicole Ribstein  
**Parcel Code:** 210 - Single Family Residential  
**Current Taxes Due:** 1,433.62  
**School District:** Marcus Whitman Central  
**Public Water District:** yes  
**Public Sewer District:** yes  
**GPS Coordinates:** N 42° 49.025' W 77° 15.415'  
**Tax Foreclosure Year:** 2010



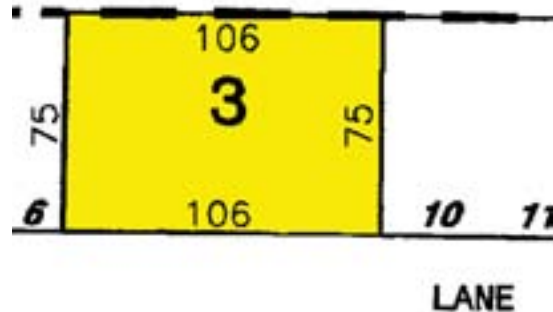
**Property Description:** This vacant property is a ranch-style bungalow that was constructed circa 1964 on an accessible crawl space. It has 693 square feet of living space with two bedrooms and one bath. It has a large lot with a very nice deck over-looking the back yard. There is mature landscaping. The neighborhood consists of cottages or bungalows and permanent homes. Note that the property has lake access rights written in its deed. Think of the present and future value of Canandaigua Lake access!  
 This is an investment that could be your home, a rental property or purchase for lake appreciation!



**Auction Lot #:** 14  
**Parcel ID:** 192  
**Address:** 4582 Driftwood, Canandaigua, NY  
**Municipality:** Town of Gorham  
**Tax Map#** 127.15-2-3.000  
**Land Size in Acres:** 106' x 75'  
**2011 Assessment:** \$32,900.00  
**Last Owner:** Joseph Morrison  
**Parcel Code:** 270 - Manufactured Housing  
**Current Taxes Due:** 1,034.72  
**School District:** Marcus Whitman Central  
**Public Water District:** yes  
**Public Sewer District:** yes  
**GPS Coordinates:** N 42° 49.025' W 77° 15.486'  
**Tax Foreclosure Year:** 2010



**Property Description:** This property is a manufactured home with interesting additions, situated on a very nice sized lot. It is occupied! The neighborhood consists of cottages or bungalows and permanent homes. Note that it has lake access rights written in its deed. Think of the present and future value of Canandaigua Lake access!



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 16, 2012 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	+	_____	
Total due	=	=====	

Deposit amount - \_\_\_\_\_  cash  cert/guar funds  pers chk \_\_\_\_\_

Recording fee - \_\_\_\_\_  cash  cert/guar funds  pers chk \_\_\_\_\_

Remainder due \$ \_\_\_\_\_

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)

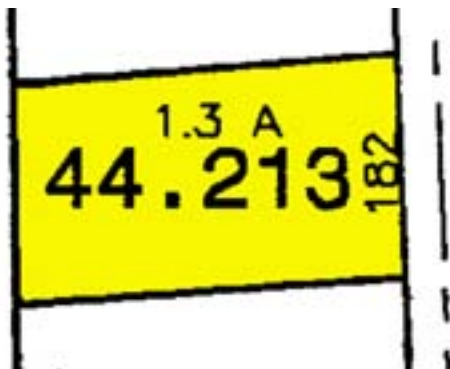
yellow - ONCO Receipt

pink- Buyer Receipt

**Auction Lot #:** 15  
**Parcel ID:** 402  
**Address:** Fort Hill Road, Phelps, NY  
**Municipality:** Town of Phelps  
**Tax Map#** 48.00-1-44.213  
**Land Size in Acres:** 1.3 acres  
**2011 Assessment:** \$14,600.00  
**Last Owner:** Sheryl J. Stone  
**Parcel Code:** 314 - Rural Vacant Land less than 10 acres  
**Current Taxes Due:** 544.33  
**School District:** Phelps Clifton Central  
**Public Water District:** no  
**Public Sewer District:** no  
**GPS Coordinates:** N 42° 56.882' W 77° 3.359'  
**Tax Foreclosure Year:** 2010



**Property Description:** This property is a well treed lot, some of which are walnut trees. This 1.3 acre building lot is located on the west side of the road, across from the address known as 1731 Fort Hill Road. It is good, level land well situated in an excellent neighborhood. Confirm your desires with local building authorities. Potentially a perfect spot for your dream home!



**Auction Lot #:** 16  
**Parcel ID:** 408  
**Address:** 53 State Route 96, Phelps, NY  
**Municipality:** Town of Phelps  
**Tax Map#** 49.00-1-46.000  
**Land Size in Acres:** .30 acres  
**2011 Assessment:** \$27,500.00  
**Last Owner:** Amos J. Copp  
**Parcel Code:** 210 - Single Family Residential  
**Current Taxes Due:** 1,025.32  
**School District:** Phelps Clifton Central  
**Public Water District:** no  
**Public Sewer District:** no  
**GPS Coordinates:** N 42° 56.497' W 76° 58.024'  
**Tax Foreclosure Year:** 2010



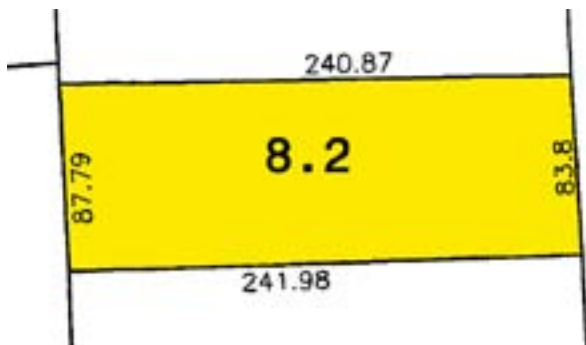
**Property Description:** Wood frame ranch-style (occupied) home, reputed to be on a full basement. This home was built circa 1950 with 800 square feet of living space inclusive of two bedrooms and one bathroom. There is a wood deck attached to the rear of the structure and a small shed in the yard. This is an easy home to own and an affordable home to live in. Buy this right and save LOTS of money!



**Auction Lot #: 17**  
**Parcel ID: 377**  
**Address: 52 South Wayne Street**  
**Municipality: Village of Phelps**  
**Tax Map# 48.13-1-8.200**  
**Land Size in Acres: 84' x 242'**  
**2011 Assessment: \$30,000.00**  
**Last Owner: Stephen T. Callaway**  
**Parcel Code: 210 - Single Family Residential**  
**Current Taxes Due: 1,443.83**  
**School District: Phelps Clifton Central**  
**Public Water District: yes**  
**Public Sewer District: yes**  
**GPS Coordinates: N 42° 57.071' W 77° 3.376'**  
**Tax Foreclosure Year: 2010**



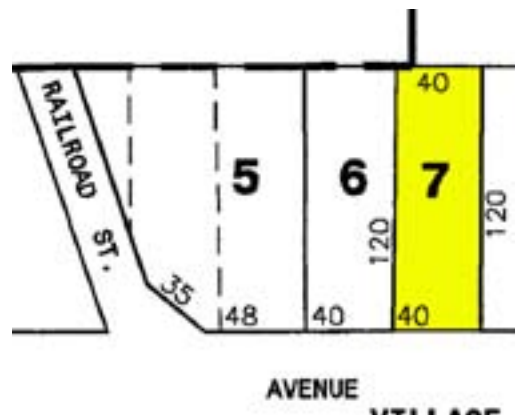
**Property Description:** Two story (yellow) wood frame home, built circa 1900, that needs paint, a roof and probably a few other surprises. The structure of this building has almost 1,600 square feet of space that includes four bedrooms, one bathroom and a partial (walk-out) basement. It is reputed to have a gas fired forced air furnace. It does have a very nice large yard with mature trees. This once magnificent property is located in an excellent neighborhood. Look beyond the obvious for the potential of a historically significant home!



**Auction Lot #: 18**  
**Parcel ID: 284**  
**Address: Leigh Avenue, Manchester, NY**  
**Municipality: Village of Manchester**  
**Tax Map# 44.05-1-7.000**  
**Land Size in Acres: 40' x 120'**  
**2011 Assessment: \$4,600.00**  
**Last Owner: Sheila M. Holtz**  
**Parcel Code: 311 - Residential Vacant Land**  
**Current Taxes Due: 220.98**  
**School District: Red Jacket Central**  
**Public Water District: yes**  
**Public Sewer District: yes**  
**GPS Coordinates: W 42° 57.664' W 77° 13.956'**  
**Tax Foreclosure Year: 2010**



**Property Description:** Between addresses known as 8 and 12 Leigh Avenue. This vacant land is located in a very nice residential neighborhood and across from Red Jacket school. Its location, near the school and local businesses, is the foundation for its value. Be certain to check with local officials to determine its use and fitness for your needs.



**Auction Lot #: 19**  
**Parcel ID: 546**  
**Address:** State Route 96, Victor, NY  
**Municipality:** Town of Victor  
**Tax Map# 28.12-1-41.300**  
**Land Size in Acres:** 74' x 28'  
**2011 Assessment:** \$200.00  
**Last Owner:** John M. Connor  
**Parcel Code:** 330 - Commercial Vacant Land  
**Current Taxes Due:** 151.16  
**School District:** Victor Central  
**Public Water District:** yes  
**Public Sewer District:** yes  
**GPS Coordinates:** N 42° 58.513' W 77° 23.084'  
**Tax Foreclosure Year:** 2010



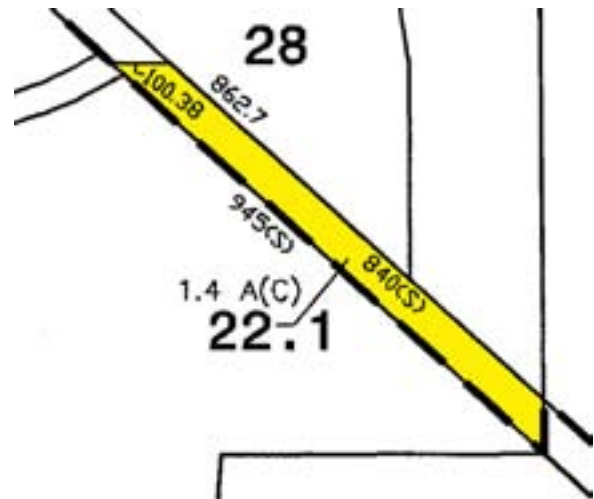
**Property Description:** This small triangular shaped property is located west of and directly behind the "Victor Chamber of Commerce" sign on the north side of State Route 96. A small intermittently flowing creek runs north and south approximately through the center of the property. Use your imagination for this parcels creative uses.



**Auction Lot #: 20**  
**Parcel ID: 113**  
**Address:** Eddy Road, East Bloomfield, NY  
**Municipality:** Town of East Bloomfield  
**Tax Map# 67.00-2-22.100**  
**Land Size in Acres:** 1.1 acres  
**2011 Assessment:** \$16,000.00  
**Last Owner:** Carmen Dovidio  
**Parcel Code:** 311 - Residential Vacant Land  
**Current Taxes Due:** 595.60  
**School District:** Bloomfield central  
**Public Water District:** no  
**Public Sewer District:** no  
**GPS Coordinates:** N 42° 54.634' W 77° 25.956'  
**Tax Foreclosure Year:** 2010



**Property Description:** This is a long very narrow strip of land located at the very east end of Eddy Road. It could have been an old railroad bed.



# Real Property Tax Foreclosure 2012 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 January 13, 2012.
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 20, 2011 informing them that the 120 day federal right to redeem would begin to run on January 14, 2012 and that it would expire on May 14, 2012.
4. Each purchaser will be required to sign a legally binding Property Bid Acknowledgment Form for each purchase which commits the Purchaser to compliance with all Terms and Conditions as stated herein.
5. All property bids and purchase memorandums are subject to confirmation by the Ontario County Board of Supervisors.
6. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only. The Seller neither guarantees nor warranties anything as to location, dimensions, parcel use or size. **It is the sole responsibility of the purchaser to determine the legal and/or physical fitness of the property.**
  - a. The County of Ontario makes no warranty or representation with respect to the condition, physical existence, location, acreage, existence of improvements or buildings, intended use of or accessibility to the property described. No county employee or agent has any authority to make any promise or representation of any nature concerning any parcel.
  - b. It is the sole responsibility of the prospective buyer to contact local town or village offices for any zoning, building or planning restrictions.
  - c. The County of Ontario does not make any representation that any buildings or other improvements on the property, or their use, comply with federal, state or municipal laws, regulations and ordinances.
  - d. No representation is made by the County of Ontario as to riparian or littoral rights – access to or use of waterways or lakes.
7. Certain premises offered for sale may be occupied by former owners or squatters without the consent or authorization of the County of Ontario. After delivery of the Quit Claim deed, the purchaser assumes all responsibility for obtaining possession of the premises, including any necessary eviction proceedings.
8. No title to any personal property is conveyed - the County of Ontario makes no representation regarding the removal of or title owner of any personal property and will in no way be responsible or liable for the removal of personal property or questions regarding title to any personal property.
9. In the event that a sale or transfer is cancelled by court order or judgment, the successful bidder shall be entitled only to a refund of the purchase money. Purchaser shall not be entitled to special or consequential damages, nor attorney fees, nor for any expenses incurred as a result of ownership or improvement of the property nor for taxes paid during the period of ownership.
10. Risks 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.
11. 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.
12. All potential Bidders must show acceptable identification for issuance of a bid number.
13. All Bidders/Buyers must register for this auction and hold a buyer's number.
14. All decisions regarding bidding disputes shall remain completely within the Auctioneer's discretion.
15. 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
16. 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 . . .

17. 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 and upon payment at the auction. The property transfer and closing process will be handled by the Ontario County Attorney's office. You will **need two (02) payment instruments at this auction.**
  - 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.**
18. 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.
19. Payment for any properties sold for more than \$ 5,000.00, will include the amount of \$ 5,000.00 plus 10% of the amount over \$ 5,000.00 plus the recording fees, and 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, Friday, June 1, 2012, at . . .  
**Ontario County Treasurer**  
**County Municipal Building (2nd floor)**  
**20 Ontario Street (behind Courthouse)**  
**Canandaigua, New York 14424**  
Ontario County Treasurer.
  - b. Payment may be deferred only upon due cause and prior authorization by the Ontario County Treasurer.
20. 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 required above, the County will be able to record the transfer documents and complete the closing process on Friday, June 1, 2012 or within a short time thereafter. If you have questions about this process, contact the Ontario County Attorney's Office at 585-396-4411.
21. 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 . . .

22. The county will pay all delinquent taxes and charges up to and including all those appearing on the January 1, 2011 Town and County tax bill. This may include the following:
  - 2010 - 2011 Village tax
  - 2010 - 2011 School tax
  - 2011 Town and County tax
  - Special District charges levied and included in these tax bills
23. 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:
  - 2011 - 2012 Village taxes
  - 2011 - 2012 School taxes
  - 2012 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.
  - Purchasers are responsible to identify all utility providers and to notify them of new owner status.
24. 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 and all utility providers 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 . . .

25. The information booklet lists the 2011 assessments for each property. Bidders or purchasers with questions regarding assessed values or assessment practices are advised to immediately contact the assessor's 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.



**Reynolds Auction Co.**

993 Canandaigua Road  
Palmyra, NY 14522

FIRST  
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**ONTARIO COUNTY  
TAX FORECLOSURE  
2012 AUCTION**

Information at 315-597-8815

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

[www.ReynoldsAuction.com](http://www.ReynoldsAuction.com)

# PUBLIC AUCTION

Ontario County, NY

## Real Property Tax Foreclosures



### AUCTION LOCATION

Ontario County  
Safety Training Center  
2914 County Road 48  
Hopewell, New York

### Auction Date:

Wednesday, May 16, 2012

### Auction Begins:

Promptly at 7:00 PM  
(Registration at 6:00 PM)

### Public Information Session:

Wednesday, May 9, 2012  
at 7:00 PM

[www.ReynoldsAuction.com](http://www.ReynoldsAuction.com)