



Reynolds Auction Company *presents...*

PUBLIC AUCTION

2013 Ontario County Real Property Tax Foreclosures

AUCTION
Wednesday,
May 15, 2013
at 7:00 PM

Registration &
Preview 6:00 PM



PUBLIC PREVIEW
&
INFORMATION
SESSION

Wednesday,
May 8 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



Auction Lot #: 1

Parcel ID: 364

Address: Hickory Bottom Road, Naples, NY

Municipality: Town of Naples

Tax Map# 196.00-1-4.120

Land Size in Acres: 2.70

2012 Assessment: \$4,900.00

Last Owner: John B Churchill

Parcel Use: 314 rural vacant land <10 acres

Current Taxes Due: 148.88

School District: Naples Central

Public Water District: no

Public Sewer District: no

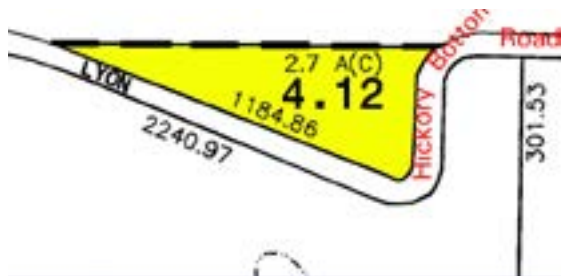
Tax Foreclosure Year: 2012

GPS Coordinates: N 42° 38.817' W 77° 28.117'



Property Description:

This is a nicely wooded property with a running brook through portions of the land. The topography is hilly with relatively large size offering multiple locations for a spectacular home. As a bonus, it is near Hunt Hollow Ski Club and ALL of the recreational opportunities that the Finger Lakes Region offers! Be sure to check with local authorities to determine that this parcel is suitable for your needs. Seclusion, rural, woods, running water; what more could you want?



Auction Lot #: 2

Parcel ID: 147

Address: 1637 New Michigan Rd, Farmington, NY

Municipality: Town of Farmington

Tax Map# 41.00-1-30.300

Land Size in Acres: 211' x 95'

2012 Assessment: \$6,300.00

Last Owner: Gary Kunes

Parcel Use: 311 residential vacant land

Current Taxes Due: 180.53

School District: Victor Central

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2012

GPS Coordinates: N 42° 57.177' W 77° 21.629'



Property Description: Watch for a small red barn on this property. Additionally, there are mature trees on this prime building lot. This property is located across from the address known as 1654 New Michigan Road. This lot exudes the age old real estate principle of "location, location, location". It doesn't get much better than this!



Auction Lot #: 3

Address: 179 South West Street, Geneva, NY

Municipality: City of Geneva

Tax Map# 104.15-1-45

Land Size in Acres: 45' x 111'

2012 Assessment: \$66,600.00

Last Owner: Margaret Standish

Parcel Use: 210 single family residential

Current Taxes Due: 00.00

School District: City of Geneva

Public Water District: yes

Public Sewer District: yes

Tax Foreclosure Year: 2012

GPS Coordinates: N 42° 51.638' W 76° 59.623'



Property Description: This two story wood frame home was constructed circa 1920 and has almost 1,600 square feet of living space. It is represented to have three bedrooms, two bathrooms, a full basement with gas forced air heat, and a very nice front porch. The driveway is shared with the neighbor. This home is located in a very nice neighborhood. It would be a wonderful family home.



Auction Lot #: 4

Parcel ID: 38

Address: Curtis Road, Hemlock NY

Municipality: Town of Canadice

Tax Map# 163.00-1-22.112

Land Size in Acres: 12.52

2012 Assessment: \$10,000.00

Last Owner: Wayne W Coye

Parcel Use: 105 vacant farm land

Current Taxes Due: 296.57

School District: Honeoye Central

Public Water District: no

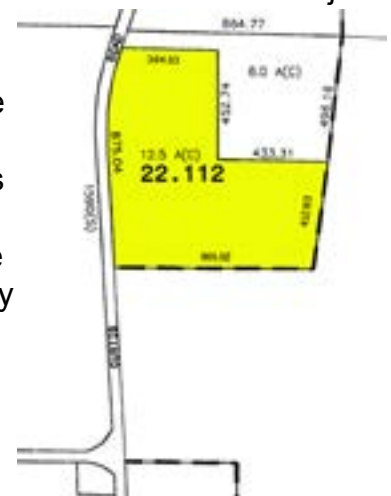
Public Sewer District: no

Tax Foreclosure Year: 2012

GPS Coordinates: N 42° 45.362' W 77W 33.327'



Property Description: This parcel appears to be all tillable! It is located next to and adjacent to the address known as 5491 Curtis Road with the south boundary at the hedge row. This parcel will be sold by the acre, with the final bid multiplied by 12 (the whole number of acres).



Auction Lot #: 5

Parcel ID: 518

Address: 5420 Gulick Road, Honeoye, NY

Municipality: Town of South Bristol

Tax Map# 165.00-3-28.110

Land Size in Acres: 9.60

2012 Assessment: \$27,800.00

Last Owner: Francis Doohan

Parcel Use: 312 vacant land with improvements

Current Taxes Due: 759.05

School District: Honeoye Central

Public Water District: no

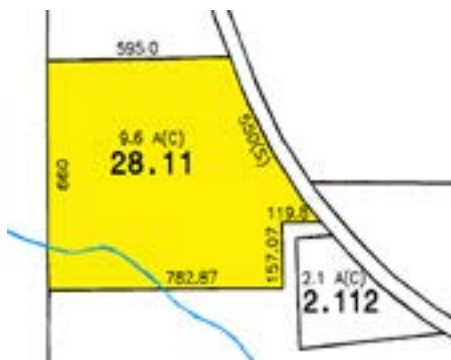
Public Sewer District: no

Tax Foreclosure Year: 2012

GPS Coordinates: N 42° 45.318' W 77° 28.475'



Property Description: This property affords almost 10 acres of very rural, very wooded and very secluded land with a small (16' x 20' - 320 square foot) cabin that was built circa 1948. To locate this parcel, look for the gated driveway across from the address known as 5421 Gulick Road. This is the perfect spot to get away for the weekend or, the entire season! Leave the cell phone and the internet home and get back to nature!



Auction Lot #: 6

Parcel ID: 408

Address: 553 State Route 14, Phelps, NY

Municipality: Town of Phelps

Tax Map# 25.00-1-11.000

Land Size in Acres: 0.71

2012 Assessment: \$87,500.00

Last Owner: Paul J Hoeffner

Parcel Use: 210 single family residence

Current Taxes Due: 3,376.95

School District: Lyons Central

Public Water District: no

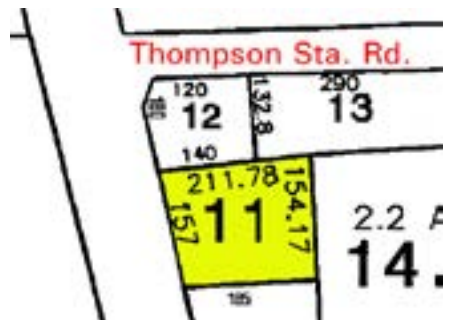
Public Sewer District: no

Tax Foreclosure Year: 2012

GPS Coordinates: N 43° 0.668' W 76° 59.008'



Property Description: This well located 1,440 square foot ranch (blue vinyl siding) home was built circa 1960. It has three bedrooms, one bathroom and reputed to have a gas forced air furnace. But, this home is heated with wood! There is a 1½ vehicle detached garage and a small shed on the property. Nice lot with mature trees. Good location, good school district and excellent first home or investment. Don't miss this opportunity!



Auction Lot #: 7

Parcel ID: 51

Address: 6935 Ross Road, Springwater, NY

Municipality: Town of Canadice

Tax Map# 187.00-2-47.200

Land Size in Acres: 4.60

2012 Assessment: \$47,500.00

Last Owner: John F Will Estate

Parcel Use: 270 manufactured home

Current Taxes Due: 1,454.38

School District: Wayland-Cohocton Central

Public Water District: no

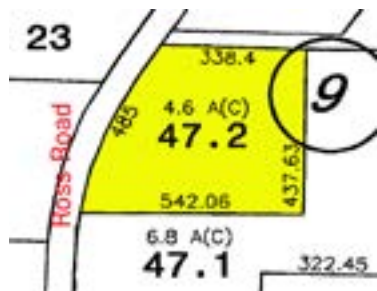
Public Sewer District: no

Tax Foreclosure Year: 2012

GPS Coordinates: N 42° 41.114' W 77° 32.672'



Property Description: To locate this property, look for the driveway across from the address known as 6936 Ross Road. There is a long driveway / access lane to a 1984 (14' x 66") manufactured home, a two car detached garage with T-111 siding and a (approximate) 10' x 10' shed. This property appears to be mostly of mature woods offering an exceptional rural, secure, secluded and private location! If you want to get away from the world, this would be a perfect location.



Auction Lot #: 8

Parcel ID: 388

Address: Edson Road, Naples, NY

Municipality: Town of Naples

Tax Map# 207.00-1-8.111

Land Size in Acres: 83.40

2012 Assessment: \$111,400.00

Last Owner: Daniel Martin

Parcel Use: 314 rural vacant land <10 acres

Current Taxes Due: 3,384.56

School District: Naples Central

Public Water District: no

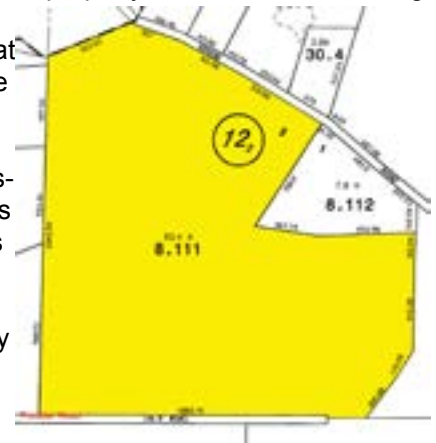
Public Sewer District: no

Tax Foreclosure Year: 2012

GPS Coordinates: N 42° 35.328' W 77° 22.645'



Property Description: To locate this property, note that it is surrounded by the address known as 6365 Edson Road. This acreage has excellent road frontage on both Edson and Pressler Roads. Portions of this land is tillable and part is woods. The property offers excellent hunting and recreation opportunities! Note that the Parcel Use Code indicates less than ten acres. This is a county assigned designation that appears to be incorrect. This parcel will be sold by the acre, with the final bid multiplied by 83 (the whole number of acres).



Auction Lot #: 9

Parcel ID: 163

Address: 1694 Payne Road, Canandaigua, NY

Municipality: Town of Farmington

Tax Map# 42.00-1-27.100

Land Size in Acres: 361' x 217'

2012 Assessment: \$149,200.00

Last Owner: Mark A Hurlburt

Parcel Use: 210 single family residential

Current Taxes Due: 3,971.03

School District: Canandaigua City

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2012

GPS Coordinates: N 42° 56.956' W 77° 18.188'



Property Description: This older colonial style brick home was built circa 1850. This large property has almost 2,400 square feet of space including four bedrooms, 1½ bathrooms and two fireplaces. Nice for that cold winter evening! There is a full basement represented to have an oil fired forced air heating system. Around 1970 there was a 20' x 60' barn constructed for vehicles, storage or a shop. The yard has mature landscaping. This property may be historically significant. There is country all around but it is close to shopping, educational and recreational amenities. Also a convenient work commute.



Auction Lot #: 10

Parcel ID: 13

Address: 7071 Tilton Road, Bloomfield, NY

Municipality: Town of Bristol

Tax Map# 110.00-1-32.000

Land Size in Acres: 4.80

2012 Assessment: \$67,000.00

Last Owner: Robert E Johnson

Parcel Use: 270 manufactured housing

Current Taxes Due: 1,256.63

School District: Honeoye Central

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2012

GPS Coordinates: N 42° 50.166' W 77° 25.408'



Property Description: This property offers exceptional opportunities especially if you want to have a horse or small animals. It is located on the south east corner of Tilton Road and County Road Two (a/k/a Oakmount Road). There is a 1979 manufactured home with a wood frame addition. Also a two vehicle gambrel roof post and beam barn with two overhead doors. The ½ acre farm pond is suitable for the livestock or a great swim on a hot summer day. (Don't forget about winter ice skating!) But LOOK . . . there is another pole-type barn with additions. And, a portion of this almost five acres is fenced! If "location" is your mantra and amenities are important, this property should be at the TOP of your list!



Auction Lot #: 11
Parcel ID: 486
Address: 8470 New York Street, Honeoye, NY
Municipality: Town of Richmond
Tax Map# 150.38-3-53.000
Land Size in Acres: 0.07
2012 Assessment: \$31,500.00
Last Owner: George W Wallace
Parcel Use: 260 seasonal residence
Current Taxes Due: 1,851.02
School District: Honeoye Central
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 46.701' W 77° 29.924'



Property Description:

This really, really cute wood frame cottage, located in the Times Union Tract, was constructed circa 1927. This residence with 522 square feet of space, is represented to have two bedrooms and one bathroom. This is a seasonal property that does not have heating utilities. This property may enjoy Honeoye Lake access for GREAT summer and winter fun!



Auction Lot #: 12
Parcel ID: 57
Address: 4646 Emerson Road, Canandaigua, NY
Municipality: Town of Canandaigua
Tax Map# 57.00-1-27.000
Land Size in Acres: 105' x 150'
2012 Assessment: \$137,700.00
Last Owner: Theodore J Smith
Parcel Use: 210 single family residence
Current Taxes Due: 4,014.07
School District: Canandaigua City
Public Water District: yes
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 55.643' W 77° 15.734'



Property Description: This ranch home, with blue vinyl siding, was constructed circa 1965 and has approximately 1,600 square feet of living space. This home has four bedrooms; just right for a growing family, with one bathroom. Hardwood floors. There is a full, walk-out basement represented to have an oil fired forced air heating system. The 2 car garage is attached and there is a nice small deck at the rear of the home for private enjoyment. This home is situated in an excellent country neighborhood YET, close to the Cities of both Canandaigua and Rochester (for your commute), schools and nearby shopping. The "right-size" yard has attractive, mature landscaping.



Auction Lot #: 13
Parcel ID: 64
Address: 4566 County Road 4, Canandaigua, NY
Municipality: Town of Canandaigua
Tax Map# 71.00-1-41.000
Land Size in Acres: 3.70
2012 Assessment: \$30,100.00
Last Owner: Louise M Greene
Parcel Use: 311 residential vacant land
Current Taxes Due: 964.56
School District: Canandaigua City
Public Water District: yes
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 53.846' W 77° 15.432'



Property Description: This appears to be a site ready building lot in a nicely developed rural neighborhood. The property enjoys mature deciduous (some walnut) and pine trees. This property is located between the addresses known as 4562 and 4570 County Road 4.



Auction Lot #: 14
Parcel ID: 35
Address: 5164 State Route 64, Naples, NY
Municipality: Town of Bristol
Tax Map# 152.00-1-70.110
Land Size in Acres: 1.60
2012 Assessment: \$18,000.00
Last Owner: Ronald W Wittman
Parcel Use: 312 vacant land with improvements
Current Taxes Due: 502.67
School District: Naples Central
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 46.281' W 77° 24.356'



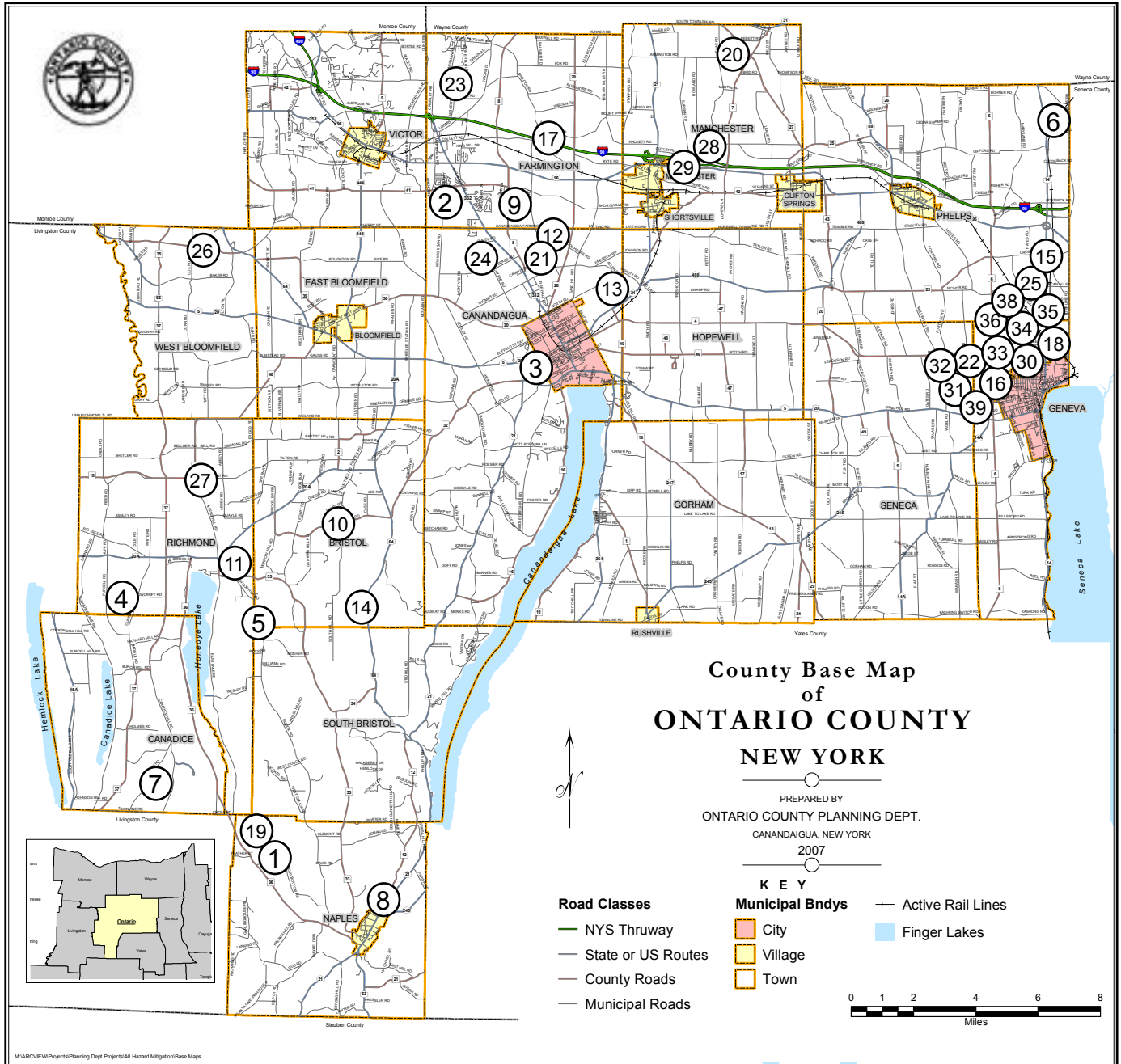
Property Description: This vacant land, near Bristol Mountain, might just be the perfect location for you ski house. This property is located just south of and adjacent to the address known as 5162 Route 64. There is a small flowing creek that appears to be the southern property boundary. There is a cinder block shed (15' x 21') at the north corner of the property and a well head near the driveway. Route 64, proximity to Bristol Mountain makes this property a serious consideration.



ONTARIO COUNTY

2013 Real Property Tax Foreclosure

PROPERTY LOCATIONS



Full color photographs and additional information available online at

ReynoldsAuction.com

Municipal Property Tax Foreclosure

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 15, 2013 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)

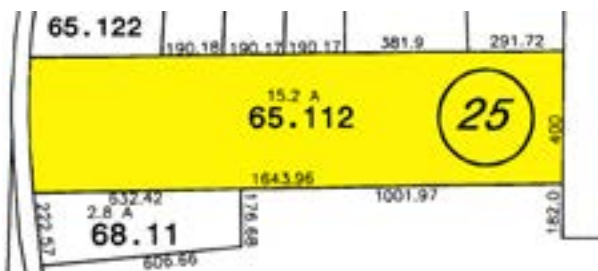
yellow - ONCO Receipt

pink- Buyer Receipt

Auction Lot #: 15
Parcel ID: 448
Address: 2103 Welch Road, Phelps, NY
Municipality: Town of Phelps
Tax Map# 63.00-3-65.112
Land Size in Acres: 15.20
2012 Assessment: \$129,500.00
Last Owner: Edward Eddington
Parcel Use: 240 rural residential
Current Taxes Due: 4,938.27
School District: Phelps-Clifton Springs Central
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 55.753' W 76° 58.504'



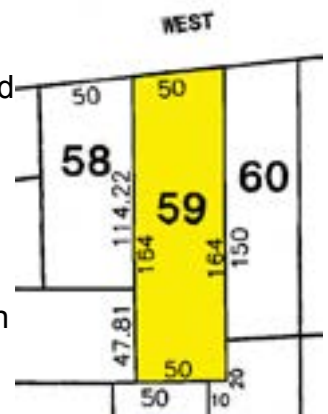
Property Description: Beautiful, rustic one and one-half story log home (built circa 1982) has 1,144 square feet on the first floor. The second floor, possibly with a loft, has 624 square feet. It has three bedrooms and one bathroom. It is built on a crawl space and is reputed to be heated with wood. Additionally, there is a two story detached garage with three bays and room for storage or a nice shop. To view the home, drive down the long driveway through mature woods. Get back to nature with this home in a wonderful rural location that offers privacy and seclusion.



Auction Lot #: 16
Parcel ID:
Address: 61 West Avenue, Geneva, NY
Municipality: City of Geneva
Tax Map# 104.11-1-59
Land Size in Acres: 50' x 164'
2012 Assessment: \$58,300.00
Last Owner: Gail M & William Carter
Parcel Use: 210 single family residential
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.149' W 76° 59.569'



Property Description: This is a very large colonial style wood frame (green) home that was built circa 1880. This two story structure has four bedrooms, two bathrooms with 2,130 square feet of living space. There is a full basement with gas forced air furnace and a new metal roof! It is located on a mature treed lot in an acceptable neighborhood. Buy this home for your large family or as an excellent investment.



Auction Lot #: 17
Parcel ID: 142
Address: 1097 County Rd 28, Shortsville, NY
Municipality: Town of Farmington
Tax Map# 31.00-1-4.000
Land Size in Acres: 1.20
2012 Assessment: \$34,700.00
Last Owner: Thomas M Stringer, Jr
Parcel Use: 210 single family residence
Current Taxes Due: 499.24
School District: Manchester-Shortsville Central
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 58.946' W 77° 16.610'



Property Description: Victorian-style, two story, wood frame single family home that was constructed circa 1900. This residence has a bit more than 1,300 square feet with two bedrooms and one bathroom. There is a full basement represented to have an oil fired forced air heating system. Both the roof and the windows appear to be new. It looks like someone already started to “rehab” this home. So, some of the work is already done! This country home is well located for an easy commute to Rochester or the Finger Lakes Region playground! Country, low taxes and excellent school district!



Auction Lot #: 18
Parcel ID:
Address: 242 East North Street, Geneva, NY
Municipality: City of Geneva
Tax Map# 91.17-2-54
Land Size in Acres: 25' x 70'
2012 Assessment: \$61,900.00
Last Owner: Patricia Sue Travis
Parcel Use: 210 single family residential
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.642' W 76° 58.010'



Property Description: This three bedroom home with yellow vinyl siding was constructed circa 1885 and has 1,380 square feet of living space. It has two bathrooms, a full basement and is reputed to have a gas hot air furnace. Note that a portion of the driveway crosses City land and has a license for this use. This property appears to be an excellent starter home or an equally good rental investment.



Auction Lot #: 19
Parcel ID: 365
Address: County Road 36, Naples, NY
Municipality: Town of Naples
Tax Map# 196.00-1-4.130
Land Size in Acres: 0.70
2012 Assessment: \$1,300.00
Last Owner: John B Churchill
Parcel Use: 314 rural vacant land <10 acres
Current Taxes Due: 39.50
School District: Naples Central
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 38.823' W 77° 28.398'



Property Description: This small parcel (an irregular shaped lot with almost 360' of road frontage) is across from Hunt Hollow Ski Club, on the north east corner of County Road 36 and Hickory Bottom Road. Check with local authorities to determine that your ski house can be built here. If so, the location offers a "million dollar view", mature trees and a small stream all to complement your winter chalet!



Auction Lot #: 20
Parcel ID: 319
Address: 4582 St Route 31, Port Gibson, NY
Municipality: Town of Manchester
Tax Map# 3.16-1-6.000
Land Size in Acres: 100' x 125'
2012 Assessment: \$27,200.00
Last Owner: Susan M Greco
Parcel Use: 271 manufactured housing
Current Taxes Due: 276.06
School District: Newark Central
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 43° 2.349' W 77° 9.631'



Property Description: This property is a manufactured home in the hamlet of Port Gibson. It is a small home, 528 square feet with one bedroom and gas, forced air heat. There is a single vehicle detached garage. This could be a "starter" home or, a good income investment. Great school district, near shopping and the ever popular Erie Barge Canal!



Auction Lot #: 21
Parcel ID: 58
Address: County Road 28, Canandaigua, NY
Municipality: Town of Canandaigua
Tax Map# 70.00-1-18.220
Land Size in Acres: 4.30
2012 Assessment: \$80,000.00
Last Owner: David A Vasile
Parcel Use: 330 commercial vacant land
Current Taxes Due: 2,499.21
School District: Canandaigua City
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 54.872' W 77° 17.487'



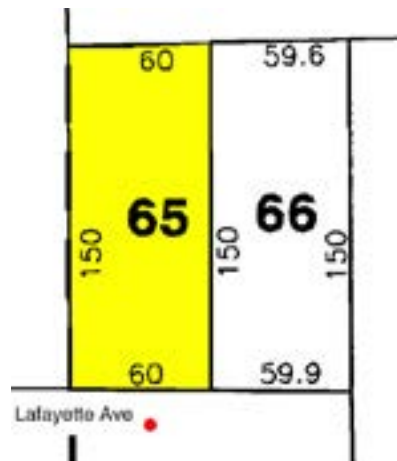
Property Description: This commercially zoned land is landlocked. For inspection and identification purposes, it is located behind buildings 9 and 10 in the Candlewood Apartment complex.



Auction Lot #: 22
Parcel ID:
Address: Lafayette Avenue, Geneva, NY
Municipality: City of Geneva
Tax Map# 104.6-4-65
Land Size in Acres: 60' x 150'
2012 Assessment: \$6,700.00
Last Owner: City of Geneva
Parcel Use: 311 residential vacant land
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.338' W 76° 59.905'



Property Description: Located at the end of Lafayette Avenue, adjacent to and west of the address known as 309 Lafayette Avenue. Clear some of the mature mixed hardwood trees and enjoy a mature shaded lawn. This building lot is located in one of the best neighborhoods in Geneva.



Auction Lot #: 23
Parcel ID: 124
Address: Curran Road, Farmington, NY 14425
Municipality: Town of Farmington
Tax Map# 17.00-1-22.210
Land Size in Acres: 5.30 acres
2012 Assessment: \$46,600.00
Last Owner: James Hill
Parcel Use: 311 residential vacant land
Current Taxes Due: 1,356.39
School District: Victor Central
Public Water District: yes
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 59.893' W 77° 20.720'



Property Description: This parcel, more than five acres, might just be the perfect spot for your new home. This wooded property offers seclusion yet, a quick drive to work, play or shopping! It is located near the intersections of Hook and Curran Roads, across from 860 Curran Road, Faith Baptist Church. Your purchase of this land offers a great school district and a quick drive to Rochester.



Auction Lot #: 24
Parcel ID: 53
Address: Brick Yard Road, Canandaigua, NY
Municipality: Town of Canandaigua
Tax Map# 55.00-1-24.211
Land Size in Acres: 1.40
2012 Assessment: \$18,900.00
Last Owner: Colleen Carson
Parcel Use: 311 residential village lot
Current Taxes Due: 582.86
School District: Canandaigua City
Public Water District: yes
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 55.779' W 77° 19.888'



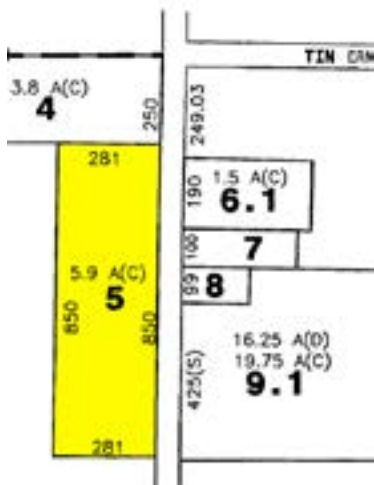
Property Description: This vacant land is in a very nice rural location that appears to be a perfect building lot. The property is located north of and adjacent to the address known as 2100 Brick Yard Road. If you have any thought of building a home, YOU will want to inspect this property!



Auction Lot #: 25
Parcel ID: 453
Address: State Route 14, Geneva, NY
Municipality: Town of Phelps
Tax Map# 77.00-2-5.000
Land Size in Acres: 5.90
2012 Assessment: \$25,700.00
Last Owner: Kenneth O Patrick
Parcel Use: 314 rural vacant land <10 acres
Current Taxes Due: 872.33
School District: Geneva City
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 55.057' W 76° 58.681'



Property Description: This parcel, almost six acres, is flat, partially wooded and may be a bit swampy. It is located across from Lakelands Concrete.



Auction Lot #: 26
Parcel ID: 620
Address: County Road 35, West Bloomfield, NY
Municipality: Town of West Bloomfield
Tax Map# 51.00-1-80.000
Land Size in Acres: 0.33
2012 Assessment: \$16,500.00
Last Owner: Deborah Lazarus-Hall
Parcel Use: 312 vacant land with improvements
Current Taxes Due: 630.97
School District: Honeoye Falls-Lima Central
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 56.323' W 77° 32.187'



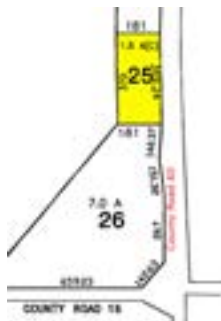
Property Description: This small parcel, of land is located adjacent to and south of the address known as 1904 County Road 35. There is a small (8' x 14') concrete block storage building at the north corner of the property. This is a nice parcel that just may have the right utility for you.



Auction Lot #: 27
Parcel ID: 456
Address: County Road 40, Bloomfield, NY
Municipality: Town of Richmond
Tax Map# 107.00-1-25.000
Land Size in Acres: 1.50
2012 Assessment: \$11,800.00
Last Owner: Michael K Brady
Parcel Use: 311 residential vacant land
Current Taxes Due: 340.22
School District: Honeoye Central
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 49.763' W 77° 30.887'



Property Description: This vacant parcel is high ground that appears to be a nice location for YOUR new home. Be sure to check with local authorities to make sure that the property will meet your needs. Nice rural location, excellent school district and commutable! It is located across from property address 4075 County Road 40.



Auction Lot #: 28
Parcel ID: 344
Address: State Route 96, Phelps, NY
Municipality: Town of Manchester
Tax Map# 33.00-2-27.100
Land Size in Acres: 3.50 acres
2012 Assessment: \$3,500.00
Last Owner: Donald Carpenter
Parcel Use: 323 rural vacant land
Current Taxes Due: 129.95
School District: Phelps-Clifton Springs Central
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 58.202' W 77° 9.054'



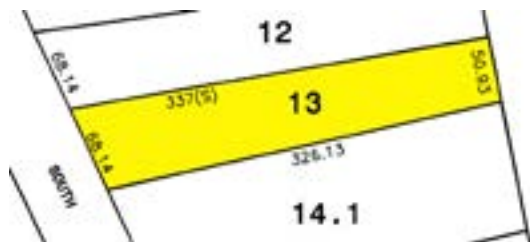
Property Description: This vacant parcel is flat and open land with partial woods. It is located on the south side of Route 96 just east of the small manufactured home community. There are multiple applications for this nice land!



Auction Lot #: 29
Parcel ID: 294
Address: South Avenue, Manchester, NY 14504
Municipality: Village of Manchester
Tax Map# 32.18-1-13.00
Land Size in Acres: 68' x 337'
2012 Assessment: \$7,400.00
Last Owner: Edward J Monroe, Sr. Estate
Parcel Use: 311 residential village lot
Current Taxes Due: 355.95
School District: Manchester-Shortsville Central
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 57.984' W 77° 13.491'



Property Description: This is a narrow lot in a great residential neighborhood. Check with local authorities to see if this property meets your new build needs. It is located between addresses known as 43 and 51 South Avenue. Good neighborhood, excellent school district, GREAT location!



Auction Lot #: 30
Parcel ID:
Address: 46 & 50 State Street, Geneva, NY
Municipality: City of Geneva
Tax Map# 104.27-1-60.1 & 104.
Land Size in Acres: 179' x 285'
2012 Assessment: \$21,800.00
Last Owner: City of Geneva
Parcel Use: 340 vacant industrial
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.409' W 76° 58.903'



Property Description: The City has combined two parcels to make a very nice sized, very usable lot. It is a bit irregular in shape. It is zoned industrial; offering multiple commercial applications. This location might be perfect for a mini-storage, service garage, or other business opportunities. Give this property your serious consideration! Tax map numbers 104.27-1-60.1 and 104.27-1-60.2



Auction Lot #: 31
Parcel ID:
Address: Ada Street, Geneva, NY 14456
Municipality: City of Geneva
Tax Map# 104.10-1-6 and 104.1
Land Size in Acres: 123' x 104'
2012 Assessment: \$11,400.00
Last Owner: City of Geneva
Parcel Use: 311 residential vacant land
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.037' W 77° 0.274'



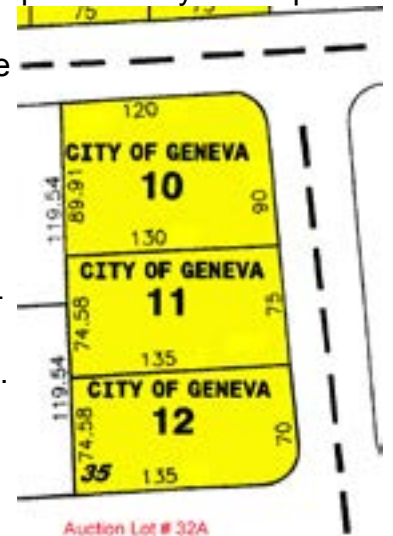
Property Description: The City has instructed us to combine three adjoining properties will all be sold together, as one parcel. This very nice parcel is located between the address known as 31 Ada Street and the softball park. Great neighborhood! Great location! Be certain to check this property for your NEW home. Tax Map Numbers 104.10-1-6 and 104.10-1-94 and 104.10-1-93



Auction Lot #: 32
Parcel ID:
Address: Idlewood Drive, Geneva, NY
Municipality: City of Geneva
Tax Map# 104.9-1
Land Size in Acres: subdivision
2012 Assessment: \$42,600.00
Last Owner: City of Geneva
Parcel Use: 311 residential vacant land
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.092' W 77° 0.281'



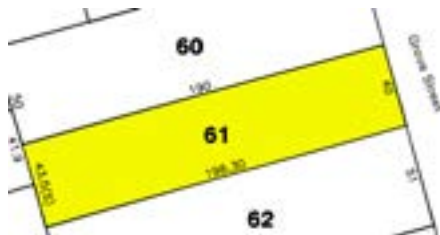
Property Description: This SPECTACULAR parcel of land is an unimproved subdivision that could offer substantial investment opportunity. There are 22 lots in this development, but we are selling them in seven separate parcels. Note that the northern neighbor is the Experimental Station, which could be forever undeveloped. Several parcels may offer opportunity to bordering property owners. One or more parcels may offer individual building situations. So, inspect this land and investigate the situation with local authorities to determine the fitness for your needs. Investment potential abounds here



Auction Lot #: 33
Parcel ID:
Address: 28 Grove Street, Geneva, NY
Municipality: City of Geneva
Tax Map# 104.49-1-61
Land Size in Acres: 40' x 196'
2012 Assessment: \$4,800.00
Last Owner: City of Geneva
Parcel Use: 210 single family residence
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 51.945' W 76° 59.492'



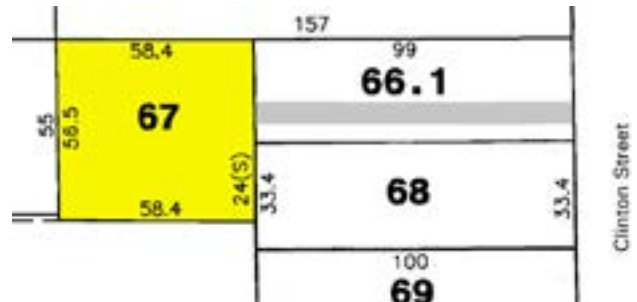
Property Description: This vacant city lot is located between 26 and 34 Grove Street.



Auction Lot #: 34
Parcel ID:
Address: Clinton Street, Geneva, NY
Municipality: City of Geneva
Tax Map# 104.26-1-67
Land Size in Acres: 56' x 58'
2012 Assessment: \$10,600.00
Last Owner: City of Geneva
Parcel Use: 312 vacant land with improvements
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.445' W 76° 58.934'



Property Description: This is a vacant lot located behind the address known as 40 Clinton Street. Note that the City represents that there is a "right-of-way" to use the drive way at this address to access this property.



Auction Lot #: 35
Parcel ID:
Address: Evans Street, Geneva, NY
Municipality: City of Geneva
Tax Map# 90.20-4-98
Land Size in Acres: 40' x 470'
2012 Assessment: \$6,500.00
Last Owner: City of Geneva
Parcel Use: 311 residential vacant land
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.558' W 76° 58.171'



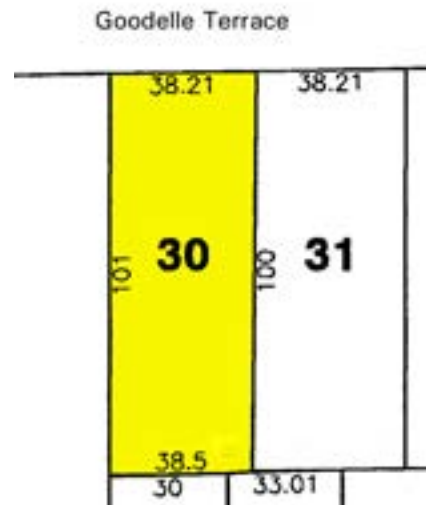
Property Description: This vacant parcel is located next to the address known as 32 Evans Street.



Auction Lot #: 36
Parcel ID:
Address: 15 Goodelle Terrace, Geneva, NY
Municipality: City of Geneva
Tax Map# 104.34-2-30
Land Size in Acres: 38' x 101'
2012 Assessment: \$3,500.00
Last Owner: City of Geneva
Parcel Use: 210 single family residential
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.311' W 76° 59.123'



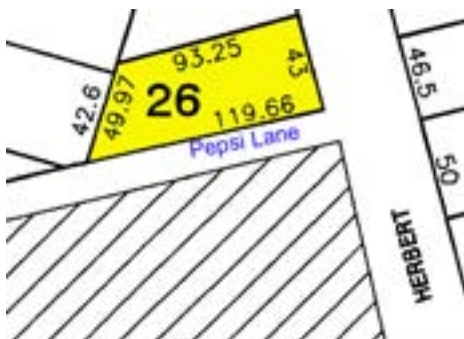
Property Description: This vacant lot is west of and adjacent to the address known as 13 Goodelle Terrace. The City represents that this is not a buildable lot.



Auction Lot #: 38
Parcel ID:
Address: 70 Herbert Street, Geneva, NY 1445
Municipality: City of Geneva
Tax Map# 104.8-2-26
Land Size in Acres: 43' X 119'
2012 Assessment: \$4,000.00
Last Owner: City of Geneva
Parcel Use: 220 two family residential
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.408' W 76° 58.601'



Property Description: Vacant lot at the north west corner of Pepsi Lane and Herbert Street.



Auction Lot #: 39
Parcel ID:
Address: Andes Avenue, Geneva, NY 14456
Municipality: City of Geneva
Tax Map# 104.8-2-59
Land Size in Acres: 50' x 122'
2012 Assessment: \$3,000.00
Last Owner: City of Geneva
Parcel Use: 311 - residential vacant land
Current Taxes Due: 00.00
School District: City of Geneva
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2012
GPS Coordinates: N 42° 52.481' W 76° 58.371'



Property Description: This is a vacant city lot that would need a variance to build. It is located on the south west corner of Andes and Hollenbeck Avenues.



Real Property Tax Foreclosure

2013 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 18, 2013.
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 17, 2012 informing them that the 120 day federal right to redeem would begin to run on January 19, 2013 and that it would expire on May 20, 2013.
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.
 - 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, May 31, 2013, at . . .
Ontario County Treasurer
County Municipal Building (2nd floor)
20 Ontario Street (behind Courthouse)
Canandaigua, New York 14424
 - 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, May 31, 2013 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, 2012 Town and County tax bill. This may include the following:
 - 2011 - 2012 Village tax
 - 2011 - 2012 School tax
 - 2012 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:
 - 2012 - 2013 Village taxes
 - 2012 - 2013 School taxes
 - 2013 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 2012 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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MAIL

**ONTARIO COUNTY
TAX FORECLOSURE
2013 AUCTION**

Information at 315-597-8815

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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 15, 2013

Auction Begins:

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

Public Information Session:

Wednesday, May 8, 2013
at 7:00 PM

www.ReynoldsAuction.com