

Ontario County- Tax Foreclosed Real Estate Auction #32295
Auction Opens: Tue, Apr 18 12:00pm ET

Auction Closes: Tue, May 2 10:00am ET

Lot	Title
0000A	You Cannot Place Bids Until...
0000B	Test Bidding Here
0000C	Auction Terms & Conditions
0020	CO RD 37, CANADICE
0048	4605 KEAR RD, CANADIAGUA
0062	REMOVED FROM SALE
0072	REMOVED FROM SALE
0077	5714 BEAN POLE CIR, FARMINGTON
0129	ST RT 245, GORHAM
0130	3384 ST RT 245, GORHAM
0141	CO RD 47, HOPEWELL
0165	FIELD ST, MANCHESTER
0171	794 FAAS RD, MANCHESTER
0172	874 FAAS RD, MANCHESTER
0206	132 MAIN ST, V. PHELPS
0215	MCBURNEY RD, PHELPS
0249	4272 ST RT 14A, SENECA
0263	FROST HILL RD, SOUTH BRISTOL
0273	6698 RICHARDSON RD, VICTOR
0288	2051 ST RT 65, WEST BLOOMFIELD

PLEASE DO NOT CONTACT AUCTIONS INTERNATIONAL OR THE COUNTY DURING THE AUCTION CLOSING(S). AFTER THE AUCTION IS CLOSED, AN EMAIL WILL BE SENT OUT TO WINNING BIDDERS. **REMINDER; CREDIT CARDS WILL BE PROCESSED IMMEDIATELY. TRANSACTION RECEIPTS WILL ACCOMPANY YOUR EMAIL AFTER THE AUCTION**

Ontario County Real Property Tax Foreclosure 2023 Auction Terms & Conditions

GENERAL?

1. All properties at this auction have been foreclosed upon to enforce the collection of delinquent taxes under New York State Real Property Tax Law. The legal redemption period expired on January 13, 2023.
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. 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 6, 2022, informing them that the 120 day federal right to redeem would begin to run on January 14, 2023.
4. By submitting a bid, Purchaser represents they are of legal age to purchase real estate and acknowledges, understands and agrees to 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 the location, dimension, 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 law, regulations or 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 high 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. Purchaser may request return of the Buyer?s Premium within thirty (30) calendar days from the date the court order or judgment is entered.
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 Bidders/Buyers must register for the auction by submitting the Online Bidder Registration packet to the Auctioneer no later than April 28, 2023, at 4pm AND create an online bidder account on Auctionsinternational.com
13. All decisions regarding bidding disputes shall remain completely within the Auctioneer?s discretion.
14. 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. 15. 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?

16. Immediately upon being notified that you are the winning bidder, the taxes due, buyer's premium, and credit/debit card fee must be paid to Auctions International by credit or debit card. The winning bidder may also at this time pay to Auctions International via credit or debit card the bid amount and recording fees. a. The buyer's premium is 6% of the bid amount. b. The credit/debit card processing fee is 4% of the total transaction amount processed via credit/debit card. c. The buyer's premium and credit/debit card processing fee is non-refundable. 17. If you do not pay to Auctions International the bid amount and recording fees upon being notified you are the winning bidder, the bid amount and recording fees shall be paid to, and received by, the Ontario County Treasurer (585-396-4432) no later than 1:00 PM, May 5, 2023 at: Ontario County Treasurer County Municipal Building (2nd Floor) 20 Ontario Street (behind Courthouse) Canandaigua, New York 14424a. Payment to the Ontario County Treasurer for the bid amount 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. b. Payment to the Ontario County Clerk for the recording fees shall be made by 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 Clerk. c. Payment may be deferred only upon due cause and prior authorization by the Ontario County Treasurer. 18. The Purchaser(s) is (are) required to sign a Transfer Report Form, available at the Ontario County Treasurer's office and upon payment of the bid amount and recording fees. The property transfer and closing process will be handled by the Ontario County Attorney's office. 19. 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 and confirmation required above, the County will be able to record the transfer documents and complete the closing process on or about May 19, 2023. If you have questions about this process, contact the Ontario County Attorney's Office at (585) 396-4411. 20. Failure to close on the property or failure to pay any amounts due hereunder subjects the purchaser to loss of any and all monies paid after being notified of winning the bid and all rights or claims to the property. TAXES? 21. The County will pay all delinquent taxes and charges up to and including all those appearing on the January 1, 2021 Town and County tax bill. This may include the following: -2021-2022 Village Tax -2021-2022 School Tax -2022 Town and County Tax -Special District charges levied and included in these tax bills. 22. 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: -2023 Town and County taxes -2022-2023 Village Taxes -2022-2023 School Taxes -Current water, sewer, Special District, or other 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. 23. Purchasers are 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? 24. 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.

Once you enter a bid, there is no removing or retracting your bid. Please be diligent and cautious when participating in this auction.

Buyer's Premium: There is a 6% Buyer's Premium in effect for this auction.

04/02/26 09:57:29

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