AUCTIONS INTERNATIONAL auctionsinternational.com

Ontario County-Tax Foreclosed Real Estate Auction #43335

Auction Opens: Thu, Aug 7 12:00pm ET **Auction Closes:** Thu, Aug 21 10:00am ET

Lot	Title
0000A	You Cannot Place Bids Until
0000B	Test Bidding Here
0000C	Auction Terms & Conditions
0025	Oak Ln, Town of Canadice
0028	6867 S Old Bald Hill Rd, Canadice
0030	2322 Brickyard Rd, Town of Canandaigua
0035	5564-5566 Purdy Rd, Town of Canandaigua
0069	4338 Wells Curtice Rd, Town of Canandaigua
0080	3582 Silvernail Rd, Town of East Bloomfield
0086	6780 Woolston Rd, Town of East Bloomfield
0094	Co Rd 8, Town of Farmington
0102	St Rt 96, Town of Farmington
0120	240 St Rt 14 N, Town of Geneva
0135	3687 St Rt 245, Town of Gorham
0141	4195 Pinetree Dr, Town of Hopewell
0149	2661 Co Rd 4, Town of Hopewell
0164	64 Pratt Rd, Village of Manchester
0168	78 South Ave, Village of Manchester
0179	62 W Main St, Village of Clifton Springs
0184	3050 Wilber Rd, Town of Manchester
0189	Curran Rd, Town of Manchester
0190	350 St Rt 21, Town of Manchester
0200	796 Curran Rd, Town of Manchester
0202	4353 St Rt 96, Town of Manchester
0207	3262 Outlet Rd, Town of Manchester
0208	2786 St Rt 96, Town of Manchester
0241	East Main St, Village of Clifton Springs
0244	7775 Co Rd 12, Town of Naples
0247	7971 Co Rd 33, Town of Naples
0248	Dug Rd, Town of Naples
0249	2007 Gardner Rd, Town of Phelps
0258	41 Mill St, Village of Phelps
0260	1164 St Rt 14, Town of Phelps
0263	82 Main St, Village of Phelps
0266	47 Pleasant St, Village of Phelps
0281	764 Fisher Rd, Town of Phelps
0289	1208 Co Rd 23, Town of Phelps
0291	3022 Seneca Castle Rd, Town of Seneca
0311	6057 Gulick Rd, Town of South Bristol
0326	1444 Route 5 And 20, Town of Seneca
0337	5112 Wabash Rd, Town of Seneca
0339	6715 Golf View Rise, Town of Victor
0341	7432 Modock Rd, Town of Victor
0348	Pinewood Ln, Town of South Bristol
0432	1155 Cunningham Dr, Town of Victor

Ontario County
Real Property Tax Foreclosure 2025 Auction Terms & Conditions

GENERAL?

All properties at this auction have been foreclosed upon to enforce the collection of delinquent taxes under New York State Real Property Tax The legal redemption period expired on April 18, 2025.

All properties are sold ?AS-IS ? WHERE-IS? with ownership acknowledged by Quitclaim or Tax 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.

Federal tax liens are covered by the Code of Federal Regulations. The County notified the IRS of the tax foreclosure on March 21, 2025 informing them that the 120-day federal right to redeem would begin to run on April 19, 2025. Questions about federal liens may be directed to the Ontario County Attorney?s Office at (585) 396-4411.

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

All property bids and purchase memorandums are subject to confirmation by the Ontario County Board of

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

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
It is the sole responsibility of the prospective buyer to contact local town or village offices for any zoning, building, or planning
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.
No representation is made by the County of Ontario as to riparian or littoral rights ? access to or use of waterways or

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

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

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

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

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.

All Bidders/Buyers must register for the auction by submitting the Online Bidder Registration packet to the Auctioneer no later than August 19, 2025, at 4pm AND create an online bidder account on Auctionsinternational.com

All decisions regarding bidding disputes shall remain completely within the Auctioneer?s

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

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

FINANCIAL?

Deposits: A deposit in the amount of the buyer?s premium (8.77% of the bid amount for credit/debit card payments; 2.77% discount if you use cash or guaranteed funds) shall be paid as a down payment upon notification from the Auction Company that you are the winning bidder.

Registering bidders must note which payment method they will be utilizing for their deposit payment as referenced on the bidder registration packet: credit card or payment at the Treasurer?s office
Credit Card non-discounted buyer?s premium rate of 8.77% Bidders electing to pay their deposit with a credit card (Master Card, Discover Card, or Visa) must complete the credit card authorization form included in the bidder registration packet. Credit Card deposits will be collected immediately after being declared the successful high bidder on any given parcel. A transaction receipt will be provided to the successful high bidder at the conclusion of the sale, via the email address provided. Please be sure to contact your card provider before the auction if you have transactional limitations.
Non-credit card discounted buyer?s premium rate of 6% Deposits may also be made by cash, bank check, certified check, money order, business or personal check drawn on a New York State bank made payable to ?Ontario County Treasurer.? Deposits must be received by Ontario County by the close of business on August 26, 2025. For deposits to be made directly to the Ontario County Treasurer, the Treasurer?s office is located at 20 Ontario Street, 2nd Floor, Canandaigua, New York 14424.
The buyer?s premium is non-refundable.

Bid amount and Recording Fees: The bid amount and recording shall be paid to, and received by, the Ontario County Treasurer (585-396-4432) no earlier than August 26, 2025 and no later than 1:00 PM, August 28, 2025 at: Ontario County Treasurer Ontario County Municipal B
20 Ontario Street, 2nd Floor Canandaigua, New York 14424

Two separate payments are required:

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
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** The County will not ACCEPT one bank instrument that covers both the bid amount and the recording fees. Two separate instruments are required.

Payment may be deferred only upon due cause and prior authorization by the 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 of the bid amount and recording fees. The property transfer and closing process will be handled by the Ontario County Attorney?s

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 September 19, 2025. If you have questions about this process, contact the Ontario County Attorney?s Office at (585) 396-4411.

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 / CHARGES?

The County will pay all delinquent/unpaid taxes and charges on the purchased parcel that have been turned over to the County Treasurer for collection as of the date of closing.

The Purchaser is responsible for:

Any taxes that may be in collection at the local level at the time of closing (i.e., Village/School/Town)
Current water, sewer, Special District, or other charges that have not been included in the tax bills
Identifying all utility providers and notifying them of new owner status

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 for all current and upcoming taxes that have not been turned over to the County Treasurer for collection as of the date of closing. 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

ASSESSMENTS?

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.

Buyer's Premium: A 8.770% buyer?s premium will be added to invoices paid by credit card (VISA, MC, Disc.) A 6% buyer?s premium will be added to invoices paid by cash or certified funds.

11167 Big Tree Rd, East Aurora, NY 14052 -- Phone 800-536-1401 -- Fax 800-569-3334
auctionsinternational.com