

IN THE MATTER OF:

NOTICE OF FORECLOSURE OF TAX LIENS BY THE COUNTY OF MONROE IN THE CITY OF ROCHESTER AND THE TOWNS OF BRIGHTON; CHILI; CLARKSON; GATES; GREECE; HAMLIN; HENRIETTA; IRONDEQUOIT; MENDON, INCLUDING VILLAGE OF HONEOYE FALLS; OGDEN, INCLUDING VILLAGE OF SPENCERPORT; PARMA, INCLUDING VILLAGE OF HILTON; PENFIELD; PERINTON, INCLUDING VILLAGE OF FAIRPORT; PITTSFORD, INCLUDING VILLAGE OF PITTSFORD; RIGA, INCLUDING VILLAGE OF CHURCHVILLE; RUSH; SWEDEN, INCLUDING VILLAGE OF BROCKPORT; WEBSTER, INCLUDING VILLAGE OF WEBSTER; WHEATLAND, INCLUDING VILLAGE OF SCOTTSVILLE; AND EAST ROCHESTER, INCLUDING VILLAGE OF EAST ROCHESTER, PURSUANT TO THE PROVISIONS OF THE MONROE COUNTY IN REM TAX FORECLOSURE ACT AND THE RESOLUTION OF THE MONROE COUNTY LEGISLATURE DESIGNATED AS RESOLUTION NO. 114, OF THE MINUTES OF THE PROCEEDINGS OF SAID MONROE COUNTY LEGISLATURE FOR THE YEAR OF 2016.

LIST OF DELINQUENT PROPERTIES REFERRED TO HEREIN WAS FILED IN MONROE COUNTY CLERK'S OFFICE ON THE 27th DAY OF APRIL, 2016.

IN REM ACTION NO. 141

NOTICE OF SALE

Index No. 2016-4585

In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted by this Court and entered and filed in the Monroe County Clerk's Office, I, KEVIN TUBIOLO, Monroe County Senior Delinquent Tax Collector, duly appointed Referee in this proceeding for such purposes, will sell at Public Auction to the highest bidder therefore, in the Legislative Chambers in the County Office Building, 39 West Main Street, in the City of Rochester, County of Monroe, State of New York, on the 27th day of October, 2016, at 10:00 o'clock A.M. (with pre-bidding registration opening at 9:00 o'clock A.M.), and shall continue the same, if required, from day to

day, excepting and omitting Saturdays, Sundays and public or legal holidays, the premises directed and in numerical order of serial numbering and in said judgment described as follows:

ALL THE FOLLOWING LOTS, PARTS OF LOTS AND PARCELS OF LAND, situate in the City of Rochester and the Towns of Brighton; Chili; Clarkson; Gates; Greece; Hamlin; Henrietta; Irondequoit; Mendon, including the Village of Honeoye Falls; Ogden, including the Village of Spencerport; Parma, including the Village of Hilton; Penfield; Perinton, including the Village of Fairport; Pittsford, including the Village of Pittsford; Riga, including the Village of Churchville; Rush; Sweden, including Village of Brockport; Webster, including the Village of Webster; Wheatland, including the Village of Scottsville; and East Rochester, including the Village of East Rochester, County of Monroe and State of New York, some located in various subdivisions, as the same are laid out on maps thereof filed in the Monroe County Clerk's Office and tax maps of the County of Monroe, which lots and parcels of land are affected by the within action and described by serial numbers and additional descriptors as hereinafter set forth in the attached Exhibit "A".

TOGETHER WITH ANY RIGHT, TITLE OR INTEREST to the land lying in the bed of any street, highway, or strip of land, as they now exist, formerly existed, or are presently proposed, included in, in front of, or adjoining the lots of premises herein described by serial numbers and additional descriptions, all as shown on the maps and descriptions aforesaid.

SUBJECT to the Terms of Sale to be read by the Referee prior to the commencement of the Public Auction and further subject to:

- (a) Any state of facts an accurate survey may show and subject to any facts an inspection of the premises would reveal.
- (b) Building or tract restrictions or regulations.
- (c) Violations of record, if any, now or hereafter against the premises, and any fines, charges, or assessment arising therefrom.

(d) Easements, covenants, agreements, reservations and restrictions of record, if any, insofar as the same may be in force and effect.

(e) Rights of tenants and/or occupants in possession if any.

(f) Security Agreements, conditional bills of sale and chattel mortgages, if any.

(g) The right of the United States of America to redeem within 120 days from the date of sale by reason of any Federal lien filed by or acquired prior to the date of the sale.

(h) The amount of any unpaid water, sewer, Pure Water, electric, natural gas or other utility charge heretofore or hereafter levied, assessed or accrued against or with respect to such parcel.

(i) The lien or liens of unpaid City of Rochester taxes, assessments, water and sewer rents, if any.

(j) The lien or liens of any unpaid School Tax and the lien or liens of the Town and County Tax accruing after the respective tax liens subject of this action.

Any persons interested in redeeming any part or parcel of the premises affected by said action may, at any time before noon of the day preceding the day of commencement of the sale, so redeem by paying at the Office of the Director of Finance (Treasury), at Room B-2, County Office Building, 39 West Main Street, Rochester, New York, all taxes, tax liens and tax lien certificates, owing upon the parcel affected, with interest penalties and allocated costs and disbursements thereon to the date of payment.

Any person redeeming relies upon his own title to the parcel redeemed, as the premises, if redeemed, will not be sold in this action.

KEVIN TUBIOLO
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