

COUNTY OF LIVINGSTON FORECLOSED REAL PROPERTY TAX AUCTION



NOVEMBER 6, 2025

6:00 P.M.

**LIVINGSTON COUNTY HIGHWAY FACILITY
4389 GYPSY LANE, MT. MORRIS, NY 14510**

**AUCTION CONDUCTED BY
THOMAS P. WAMP PIRRUNG AUCTIONEERS INC.
LICENSED REAL ESTATE BROKERS**

**126 Main St., Dansville, N.Y. 14437
(585) 335-8660 or E-mail: wamp1@frontiernet.net**

**Amy L. Davies, Livingston County Treasurer
Government Center, 6 Court St., Room 203
Geneseo, N.Y. 14454
(585) 243-7050**

www.livingstoncounty.us

**NOTE: ALL DEPOSITS WILL BE REQUIRED TO BE PAID IN
CASH OR BY CERTIFIED CHECK OR EQUIVALENT.
Personal checks will not be accepted.**

LIVINGSTON COUNTY BOARD OF SUPERVISORS

DAVID L. LEFEBER, CHAIRMAN & DANIEL L. PANGRAZIO, VICE CHAIRMAN
SHANNON L. HILLIER, INTERIM COUNTY ADMINISTRATOR

AVON – David L. LeFeber

NORTH DANSVILLE – Gregory P. Horr

CALEDONIA – Daniel L. Pangrazio

NUNDA – Merilee G. Walker

CONESUS – Donald W. Wester

OSSIAN – Dwight Knapp

GENESEO – William S. Wadsworth

PORTAGE – Ivan C. Davis

GROVELAND – William G. Devine

SPARTA – Mark J. Schuster

LEICESTER – Richard White

SPRINGWATER – Deborah J. Babbitt Henry

LIMA – Michael J. Falk

WEST SPARTA – Susan J. Erdle

LIVONIA – Eric R. Gott

YORK – Gerald L. Deming

MT. MORRIS – David DiSalvo

DIRECTIONS

FROM I-390 SOUTH:

- EXIT 7 – Mt. Morris
- At traffic light, turn RIGHT (Rte. 408 North) go approximately 750 yards,
- Look for State Route 63 South (on the RIGHT)
- Turn RIGHT
- Highway Facility on RIGHT approximately ½ mile.

FROM I-390 NORTH:

- EXIT 7 – Mt. Morris
- After exiting, bear to the right (Route 408 North) go approximately 500 yards
- Look for State Route 63 South (on the RIGHT)
- Turn RIGHT
- Highway facility on RIGHT approximately ½ mile.

Livingston County Maps are available for sale at Thomas P. Wamp Real Estate office or at the reception area in the front lobby of the Government Center.

TERMS OF SALE

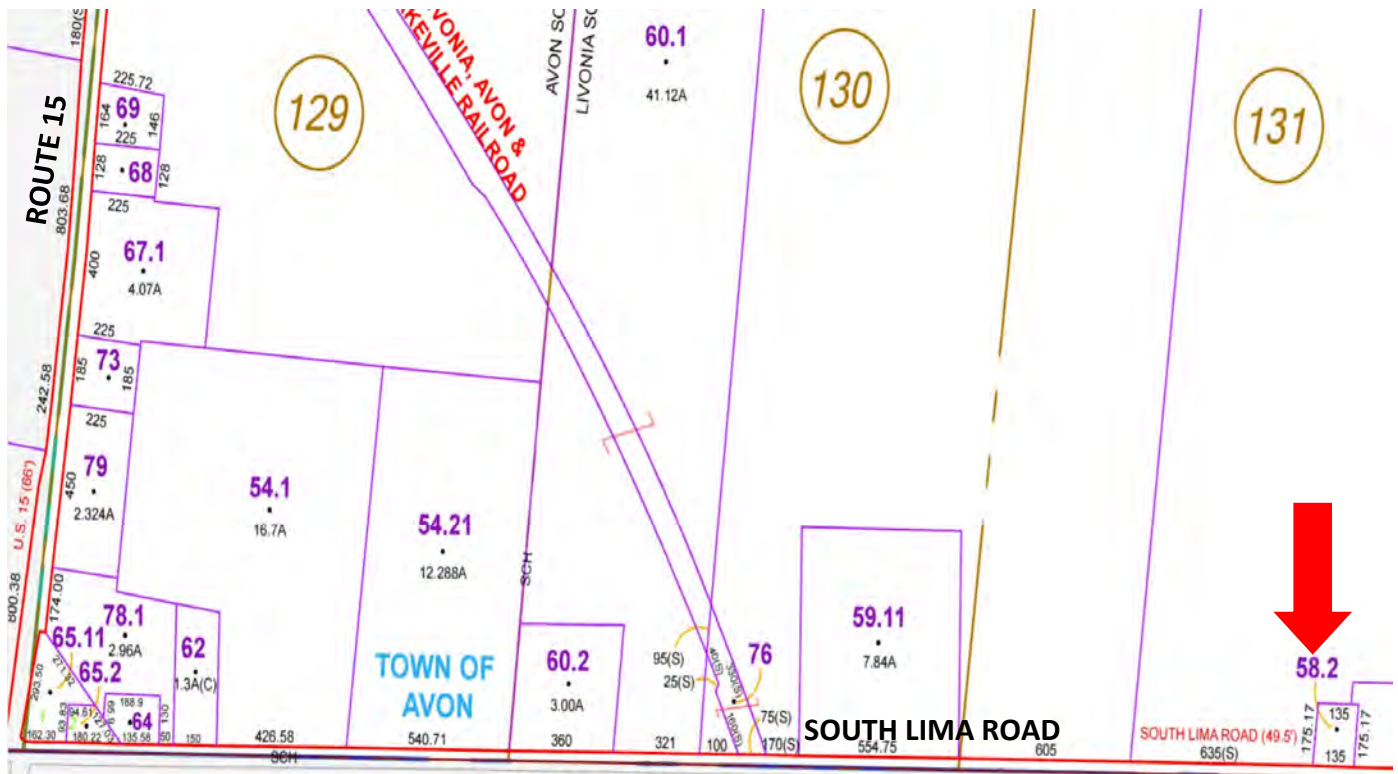
1. This auction is being held by the County of Livingston, on the 6th day of November, 2025.
2. All prospective bidders must register at the door and show a valid NYS Driver's License or other acceptable identification. Bidders must disclose if they are acting as the agent for another party and the identity of the party they are acting as agent for. Failure to show proper ID and disclose principals will result in disqualification from bidding.
3. All eligible registrants shall receive a bid package outlining properties in the auction and all terms of sale. Upon reviewing same and submitting properly executed bidder's certification, registrant shall receive a bid number permitting them to participate in the auction.
4. The County Treasurer reserves the right, at her option, to group one or more properties into one sale.
5. The Auctioneer shall have the sole authority to resolve any disputes which may arise between bidders and may immediately re-offer the parcel for sale to the highest bidder upon resolution of disputes.
6. A Buyer's premium of 10% of the bid price will be required to be paid in **cash or by certified check or equivalent** immediately upon being declared the successful bidder. The Buyer's premium is in addition to the bid price and does not reduce the bid price balance. In addition to the Buyer's premium, a deposit of 10% of the bid price or \$2,000.00, which ever is larger, will be required to be paid in **cash or certified check or equivalent** immediately upon being declared the successful bidder. In the event that the bid price is less than \$2,000, the entire bid price will be due immediately. At the time the Buyer pays the Buyer's premium and deposit, the Buyer shall be required to sign a public auction contract with the County. The contract form is available for review. The Buyer shall pay all recording costs and fees incidental to the transfer of title. At the time of closing, the Buyer shall pay the balance of the bid price, the current year's property taxes, as well as all recording costs and fees incidental to the transfer to title. No interest shall be paid on any deposits made at the auction. **Personal checks will not be accepted.**
7. All sales are subject to the approval of the Livingston County Board of Supervisors. If the Livingston County Board of Supervisors does not approve the sale, the Buyer's Deposit shall be returned.
8. The current assessed owner of the parcel may not bid on the parcel in person or by an agent. If the Buyer is the current assessed owner of the premises or acting as an agent of the current assessed owner of the premises, the County of Livingston will cancel the sale to the Buyer and the Buyer's deposit and the Buyer's premium will be retained by the County as liquidated damages.
9. The bidding will be kept open after the auction ends, and in case any Buyer shall fail to comply with any of the conditions of sale, the premises so struck down to him and/or her, may, at the sole option of the County of Livingston, be offered to the next highest bidders or put up for sale under the direction of the County Treasurer, under these same terms of sale. In such case, Buyer's Deposit shall also be retained as liquidated damages.
10. The balance of said bid price and expenses will be required to be paid in **cash or certified check** payable to County Treasurer, and delivered to the Treasurer's office no later than 30 days after the auction date. If the balance of the bid price is not paid in full within 30 days after the auction date, the County of Livingston may cancel the sale to the Buyer and the Buyer's deposit and the Buyer's premium will be retained by the County as liquidated damages. Furthermore, if the Buyer fails to complete the purchase within the time stated through no fault of the County, the County at their sole option, may sell the property to the next highest bidders or put the property up for sale under the direction of the County Treasurer, under these same terms of sale. If the resale results in a sales price less than the price bid by the defaulting Buyer, the defaulting Buyer shall be liable to the County for the difference in sales price.
11. If the Buyer owes any county taxes on any other properties within the County of Livingston, the County of Livingston will not close the transaction until such taxes are paid in full, and if such taxes are not paid in full within 30 days from the auction date, the County of Livingston may cancel the sale to the Buyer and the Buyer's Deposit and the Buyer's premium will be retained by the County as liquidated damages.
12. All parcels purchased by a Buyer must be paid for in full. Selective closings are not permitted. Failure to remit full payment on all parcels purchased at the auction will result in a forfeiture of all deposits paid, which will be retained by the County as liquidated damages, and the cancellation of all sales to the Buyer.

13. The premises are being sold subject to:
 - a) Rights of the public and others in and to any part of the premises that lies within the bounds of any street, alley, or highway.
 - b) Manufactured home, mobile home or trailer liens, if any. (Please see paragraph 19 below.)
 - c) All covenants, leases, easements and restrictions of record affecting said premises, if any.
 - d) Any state of facts that an accurate, currently dated survey might disclose.
 - e) Environmental conditions of property.
 - f) All Federal and New York State tax liens.
 - g) All current year taxes due and owing (may include relieved school and village taxes).
 - h) Village tax liens, if any.
 - i) All municipal water and sewer charges owing.
14. The premises being sold may be subject to tenancies and/or leases affecting the said premises. Buyer is to determine the existence and status of such interests and the applicable legal rights there to. Evictions, if necessary, are solely the responsibility of the Buyer after closing and the recording of the deed.
15. The County will convey title "As Is" by quitclaim deed, containing a description of the property as it appeared on the tax roll for the year upon which the County acquired title. An abstract of title and title insurance may be obtained at Buyer's option and expense. The deed shall be considered delivered upon recording. Once the closing is completed with the Treasurer and full payment received, the Buyer will pay the Clerk's fees, the deed will be recorded and returned to the Buyer. Buyer's ownership of the property commences upon recording of the deed. The Buyer shall not be granted access to the property or permitted to have occupancy prior to the deed being recorded and ownership commencing.
16. The premises are sold in an "As Is" condition as of the date of recording of title, and no representation with respect to any aspect of the physical condition of any structure on said premises is made by the County. Buyers shall be responsible for investigation and ascertaining from the appropriate Building Inspector's/Code Enforcement Officer's records the legal permitted use of the property prior to the auction.
17. The county will not grant access to the buildings located on the premises for any purpose. The successful bidders shall have no right to inspection prior to payment of purchase price and recording of deed, as all properties are sold "As Is" as of the date of recording of title.
18. Personal property found on the premises is not owned by the County and is not part of the purchase.
19. The County makes no representations, irrespective of the local assessment classification of the property, regarding manufactured homes, mobile homes and trailers located on the property. Manufactured homes, mobile homes and trailers may be subject to liens that may not be extinguished by the Livingston County tax foreclosure process. Prospective bidders should exercise their due diligence to determine the existence of any such liens.
20. Buyer, by signing the Bidder's certification and closing documents thereafter, agrees to indemnify and hold harmless the County from and against any and all liability, suits, consent orders, administrative actions and claims, including reasonable attorney's fees arising from environmental condition of the property, or any breach of any terms of sale.
21. In the event a sale is cancelled by Court Order, the Buyer shall be entitled to a return of the purchase price or deposit only. The Buyer shall not be entitled to special or consequential damages, attorney fees, reimbursement for any expenses incurred as a result of ownership or improvements of the property, nor for taxes paid during the period of ownership.
22. Any person, who has failed to complete a prior purchase at a Livingston County tax sale auction, may not bid on a parcel in person or by agent, unless such failure was caused by the County.

PARCEL 1



TAX#:	55.-1.-58.2
ADDRESS:	5939 SOUTH LIMA ROAD
TOWN/VILLAGE:	TOWN OF AVON
ASSESSMENT	\$116,500.00
LOT SIZE/ACRES	135'X175' / 0.54 ACRES (APPROXIMATE)
PROPERTY CLASS:	210 SINGLE FAMILY RESIDENCE
DESCRIPTION:	TWO-STORY SINGLE FAMILY HOME
DIRECTIONS:	TAKE RTE 15 SOUTH FROM EAST AVON. LEFT ON SOUTH LIMA RD. PROPERTY ON LEFT SIDE.

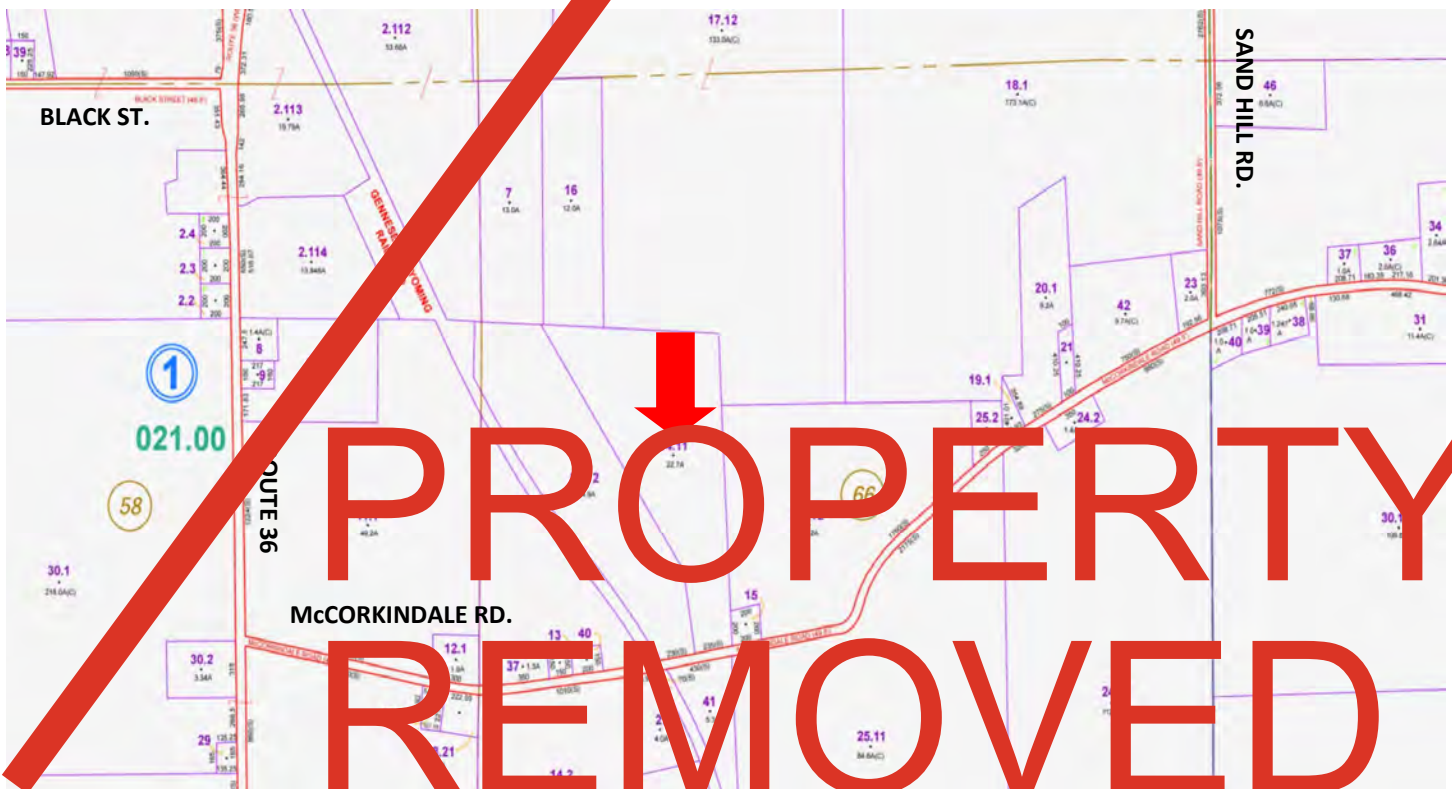


THIS INFORMATION, THOUGH DEEMED RELIABLE, IS NOT GUARANTEED.

PROPERTY
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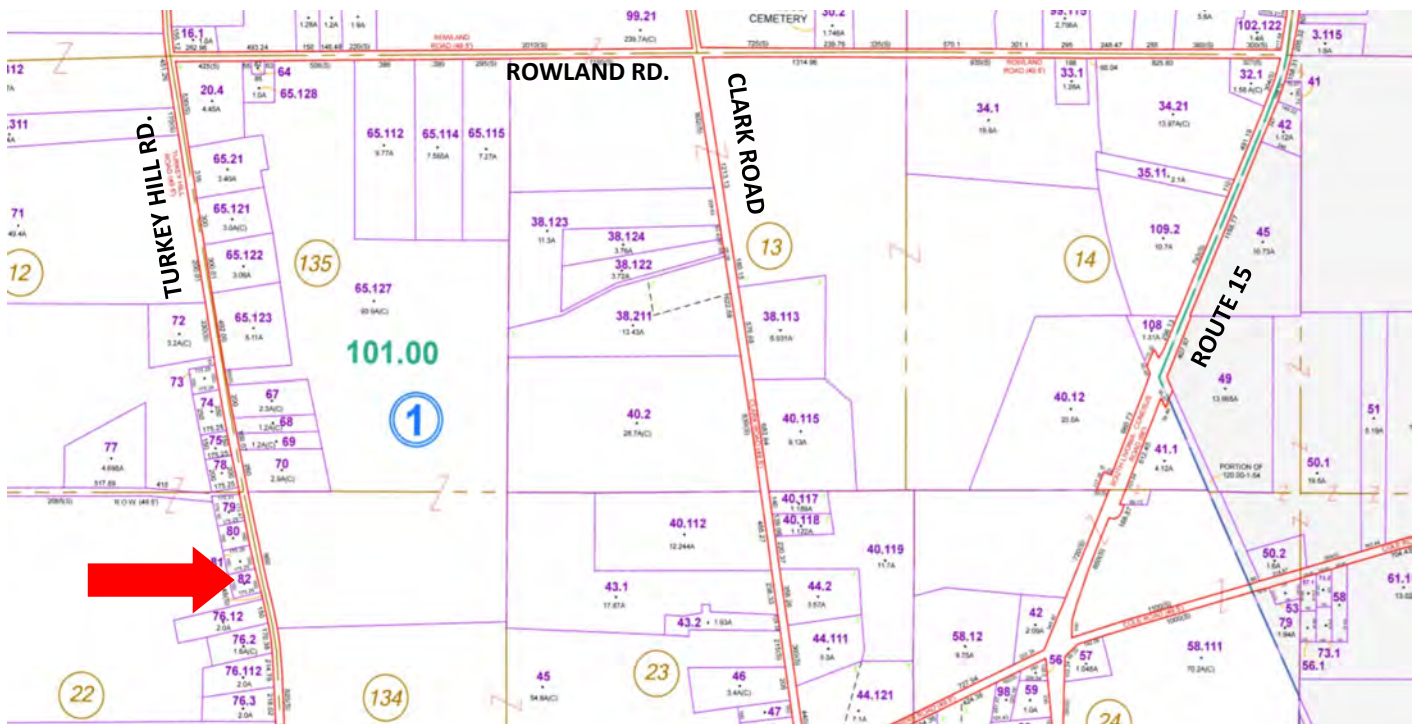
TAX# 21.-1-14.11
ADDRESS: 2913 MCCORKINDALE ROAD
TOWN/VILLAGE: TOWN OF CALEDONIA
ASSESSMENT \$64,300.00
LOT SIZE/ACRES 22.5 ACRES (APPROXIMATE)
PROPERTY CLASS: 1 VACANT FARMLAND
DESCRIPTION: VACANT LAND WITH SHED
DIRECTIONS: TAKE RTE 36 SOUTH FROM CALEDONIA.
LEFT ON MCCORKINDALE RD. PROPERTY
ON LEFT SIDE.



PARCEL 3



TAX# 101.-1-82
ADDRESS: 5520 TURKEY HILL ROAD
TOWN/VILLAGE: TOWN OF CONESUS
ASSESSMENT \$6,900.00
LOT SIZE/ACRES 150'X175' / 0.60 ACRES (APPROXIMATE)
PROPERTY CLASS: 311 RESIDENTIAL VACANT LAND
DESCRIPTION: VACANT LOT
DIRECTIONS: TAKE RTE. 15 SOUTH FROM LIVONIA.
RIGHT ON ROWLAND RD. LEFT ON
TURKEY HILL RD. PROPERTY ON RIGHT
SIDE.

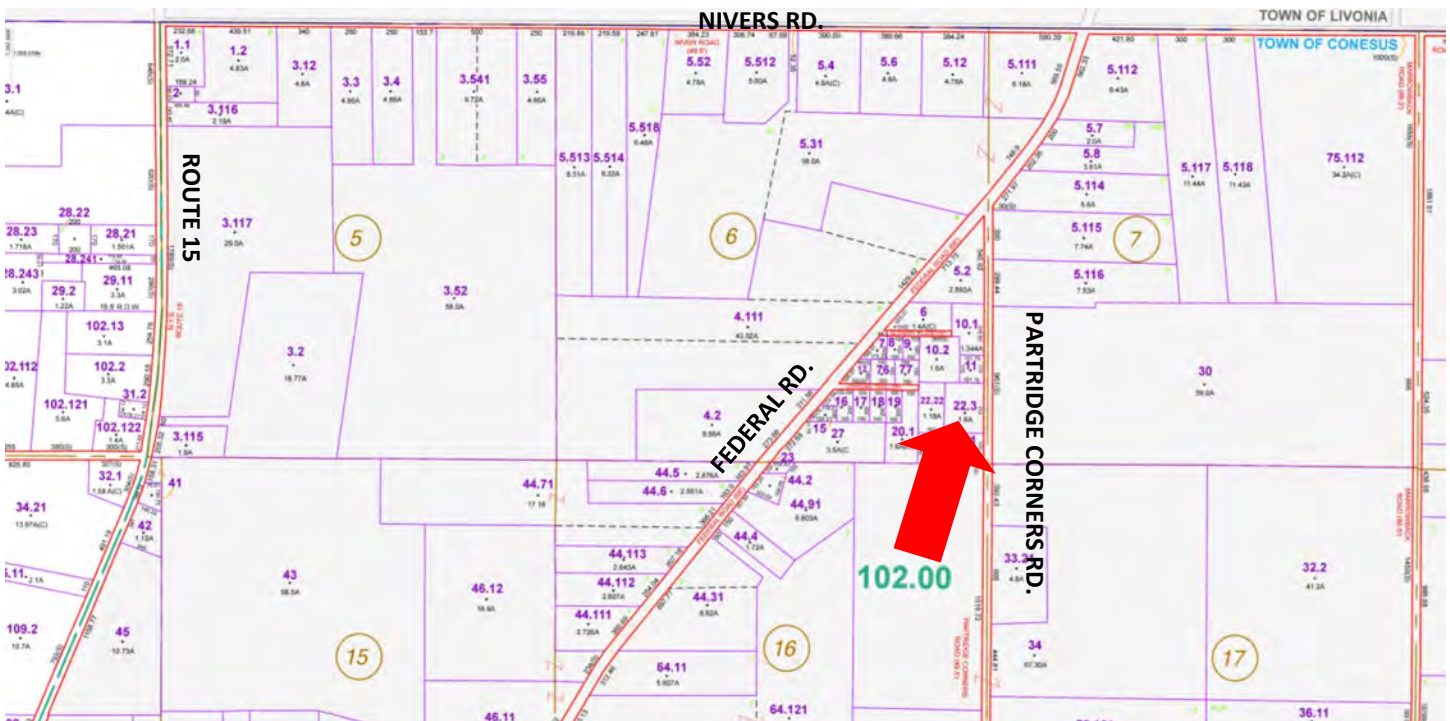


*****THIS INFORMATION, THOUGH DEEMED RELIABLE, IS NOT GUARANTEED.*****

PARCEL 4



TAX#	102.-1-22.3
ADDRESS:	5314 PARTRIDGE CORNERS ROAD
TOWN/VILLAGE:	TOWN OF CONESUS
ASSESSMENT	\$37,000.00
LOT SIZE/ACRES	1.80 ACRES (APPROXIMATE)
PROPERTY CLASS:	270 MANUFACTURED HOUSING
DESCRIPTION:	MANUFACTURED HOME
DIRECTIONS:	TAKE RTE 15 SOUTH FROM LIVONIA. LEFT ON NIVER RD. RIGHT ON FEDERAL RD. LEFT OF PARTRIDGE CORNER RD. PROPERTY ON THE RIGHT.

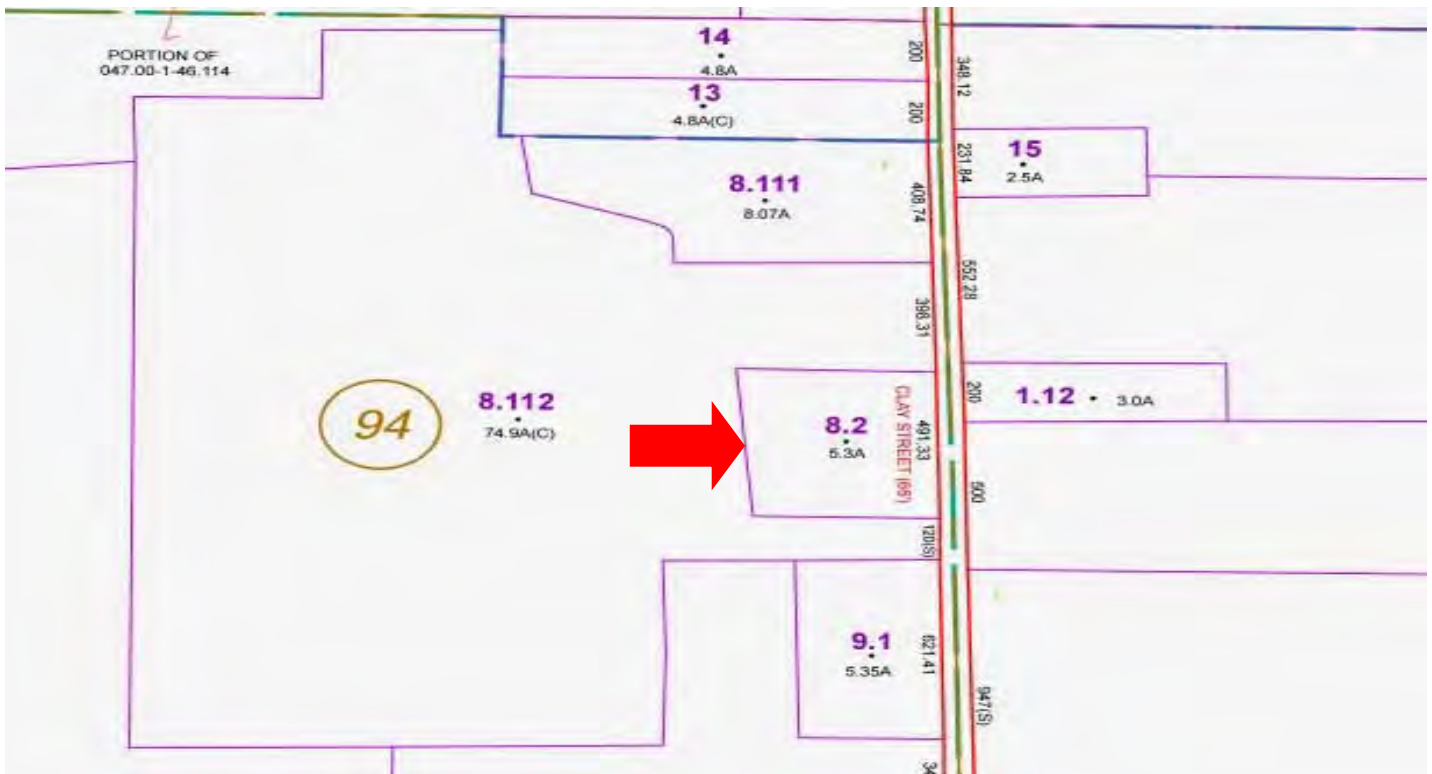


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PARCEL 5



TAX#	57.-1-8.2
ADDRESS:	2770 CLAY STREET
TOWN/VILLAGE:	TOWN OF LIMA
ASSESSMENT	\$401,800.00
LOT SIZE/ACRES	5.30 ACRES (APPROXIMATE)
PROPERTY CLASS:	210 SINGLE FAMILY RESIDENCE
DESCRIPTION:	4 BEDROOMS, 3.5 BATH TWO-STORY HOME
DIRECTIONS:	TAKE RTE 15A SOUTH FROM LIVONIA. LEFT ON CHASE RD. RIGHT ON CLAY ST. PROPERTY ON RIGHT SIDE



*****THIS INFORMATION, THOUGH DEEMED RELIABLE, IS NOT GUARANTEED.*****

PARCEL 6



TAX#	92.30-1-18
ADDRESS:	HILLSIDE DRIVE
TOWN/VILLAGE:	TOWN OF LIVONIA
ASSESSMENT	\$20,300.00
LOT SIZE/ACRES	50'X127' / 0.15 ACRES (APPROXIMATE)
PROPERTY CLASS:	311 RESIDENTIAL VACANT LAND
DESCRIPTION:	VACANT LOT
DIRECTIONS:	TAKE RTE. 20A WEST FROM LIVONIA. LEFT ON EAST LAKE RD. RIGHT ON HILLSIDE DR. PROPERTY ON RIGHT SIDE.



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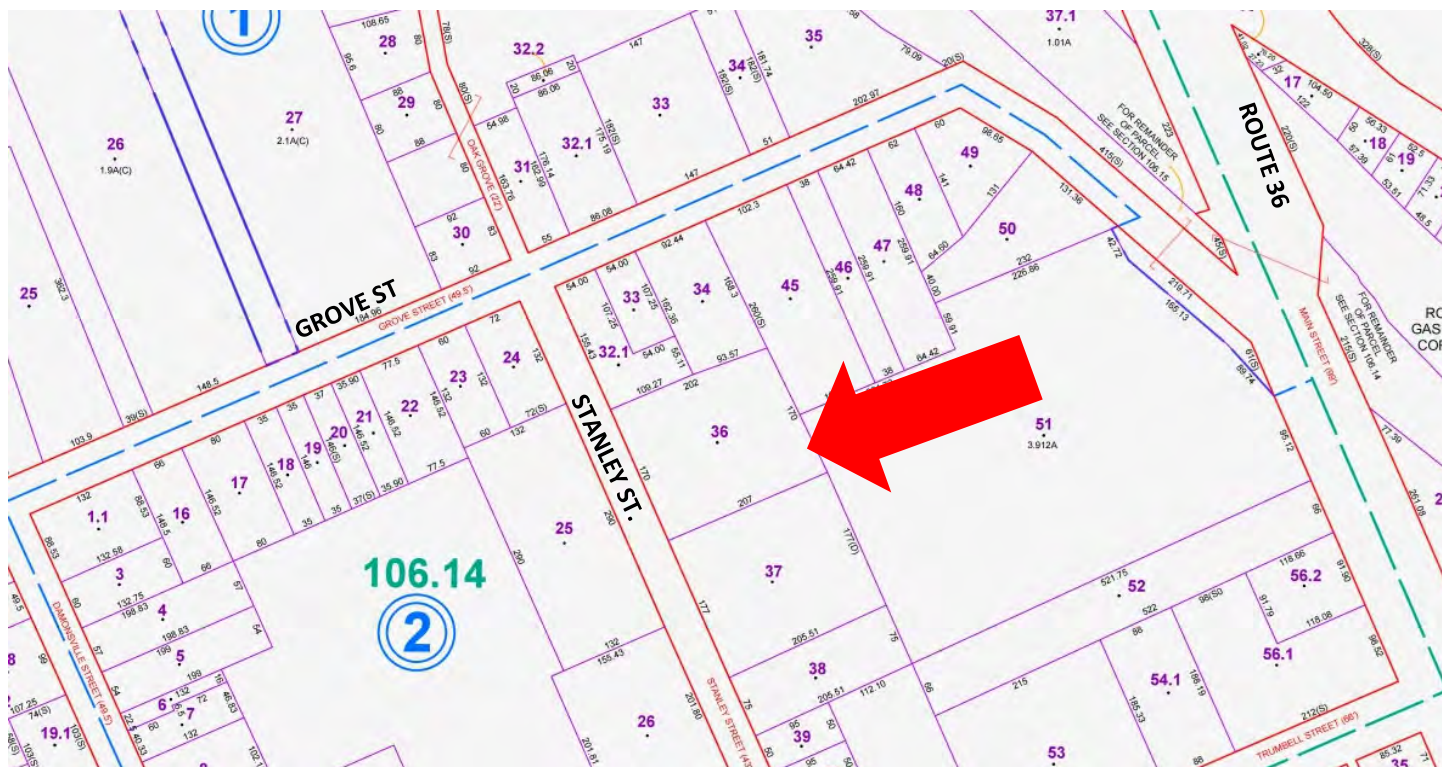
TAX#	106.14-1-20.1
ADDRESS:	4 & 6 PARKER ROAD
TOWN/VILLAGE:	VILLAGE OF MT. MORRIS
ASSESSMENT	\$40,000.00
LOT SIZE/ACRES	148'X102' / 0.35 ACRES (APPROXIMATE)
PROPERTY CLASS:	411 APARTMENTS
DESCRIPTION:	MULTI-FAMILY STRUCTURE
DIRECTIONS:	TAKE RTE. 408 SOUTH FROM MT. MORRIS. RIGHT ON DAMONVILLE ST. LEFT ON PARKER RD. PROPERTY ON THE RIGHT.



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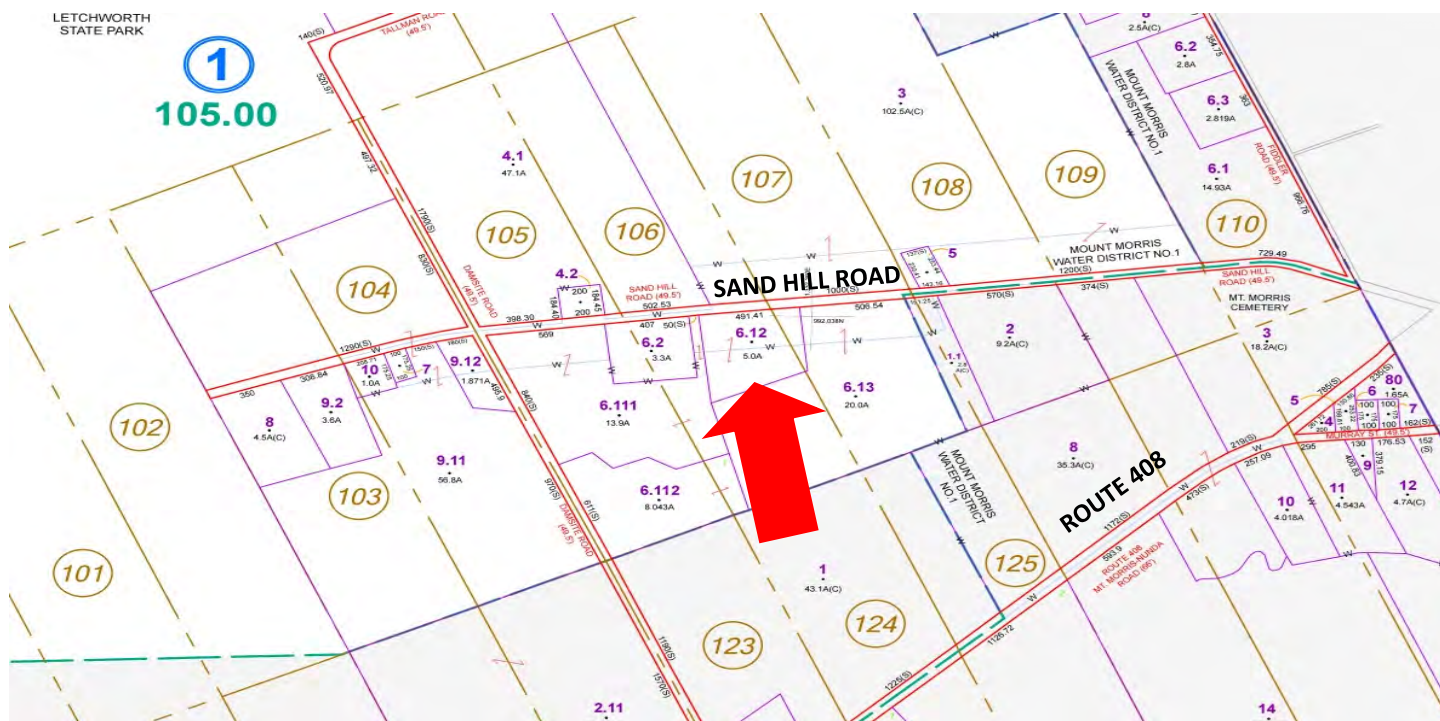
TAX# 106.14-2-36
ADDRESS: 7 STANLEY STREET
TOWN/VILLAGE: VILLAGE OF MT. MORRIS
ASSESSMENT \$67,300.00
LOT SIZE/ACRES 170'X205' / 0.80 ACRES (APPROXIMATE)
PROPERTY CLASS: 230 THREE FAMILY HOUSE
DESCRIPTION: MULTI-FAMILY HOME
DIRECTIONS: TAKE RTE 36 NORTH FROM MT. MORRIS. LEFT ON GROVE ST. LEFT ON STANLEY ST. PROPERTY ON LEFT SIDE.



PARCEL 9



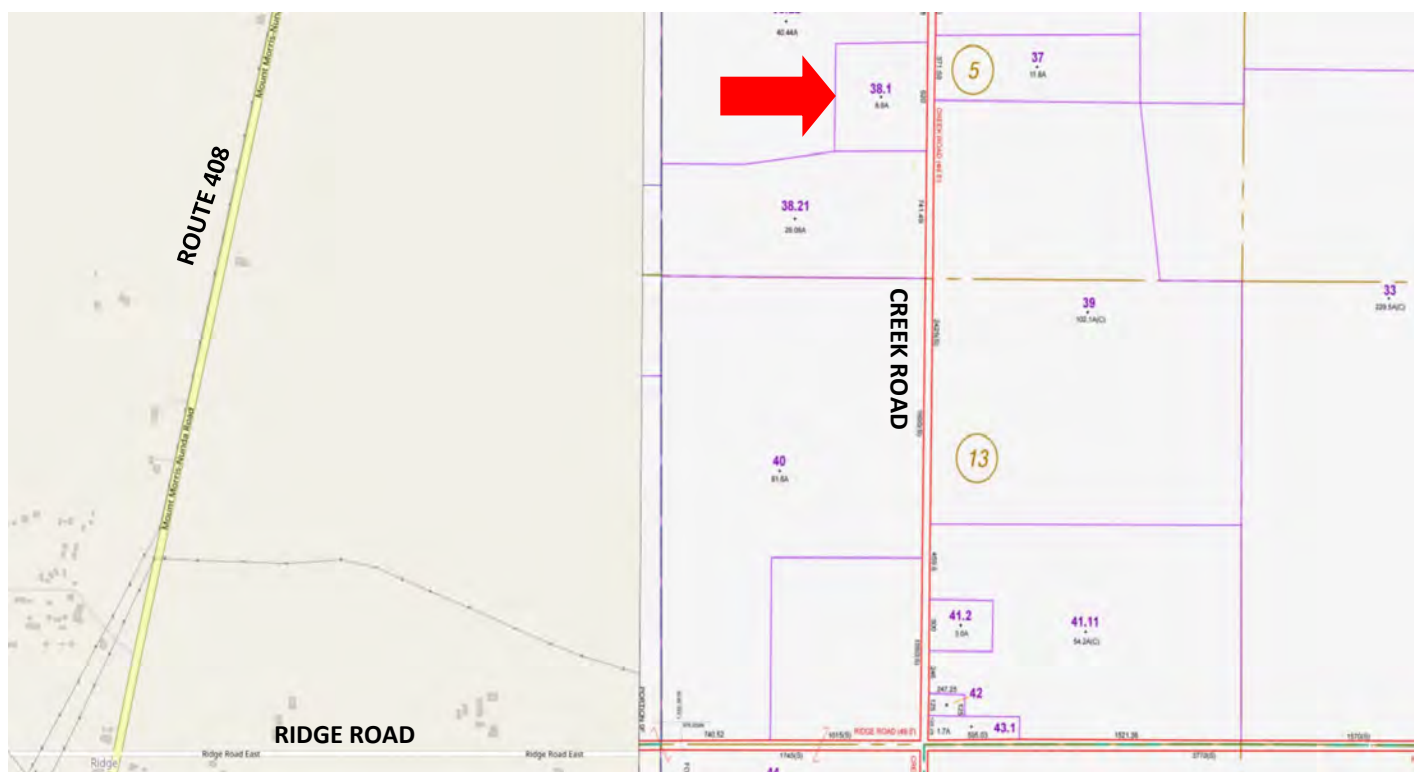
TAX#	105.-1-6.12
ADDRESS:	2448 SAND HILL ROAD
TOWN/VILLAGE:	TOWN OF MT. MORRIS
ASSESSMENT	\$35,000.00
LOT SIZE/ACRES	5.00 ACRES (APPROXIMATE)
PROPERTY CLASS:	210 SINGLE FAMILY RESIDENCE
DESCRIPTION:	3 BEDROOM, 1 BATH TWO-STORY HOME
DIRECTIONS:	TAKE RTE 408 SOUTH FROM MT. MORRIS TO SAND HILL RD. PROPERTY ON LEFT SIDE.



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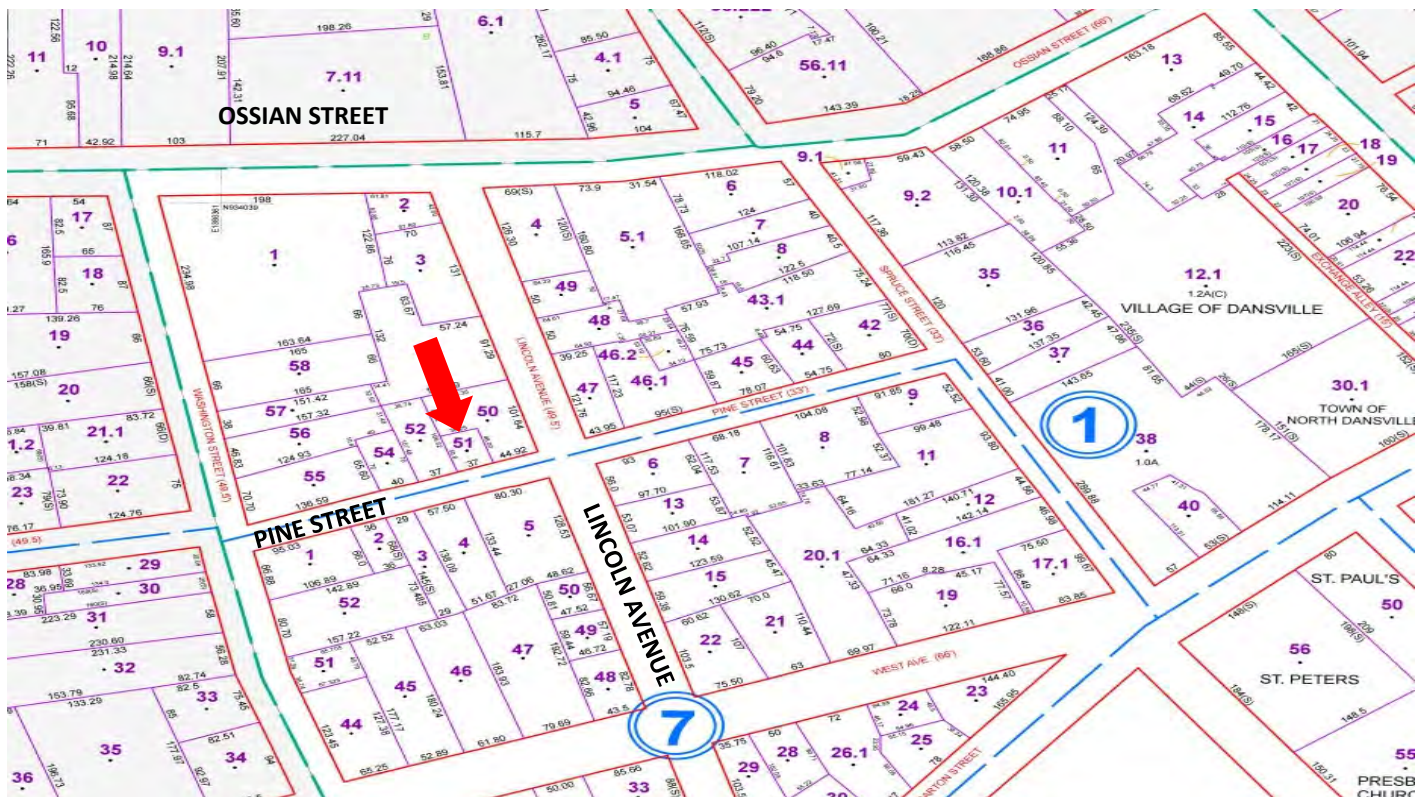
TAX#	124.-1-38.1
ADDRESS:	6938 CREEK ROAD
TOWN/VILLAGE:	TOWN OF MT. MORRIS
ASSESSMENT	\$45,000.00
LOT SIZE/ACRES	8.90 ACRES (APPROXIMATE)
PROPERTY CLASS:	210 SINGLE FAMILY RESIDENCE
DESCRIPTION:	2 BEDROOM, 1.5 BATH, RANCH
DIRECTIONS:	TAKE RTE 408 SOUTH FROM MT. MORRIS. LEFT ON RIDGE RD. LEFT ON CREEK RD. PROPERTY ON LEFT SIDE



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TAX#	203.11-1-51
ADDRESS:	18 PINE STREET
TOWN/VILLAGE:	VILLAGE OF DANSVILLE
ASSESSMENT	\$46,000.00
LOT SIZE/ACRES	38'X50' / 0.04 ACRES (APPROXIMATE)
PROPERTY CLASS:	210 SINGLE FAMILY RESIDENCE
DESCRIPTION:	3 BEDROOM, 1 BATH, TWO-STORY HOME
DIRECTIONS:	TAKE OSSIAN ST. IN DANSVILLE TO LINCOLN AVE. RIGHT ON PINE ST. PROPERTY ON RIGHT SIDE.





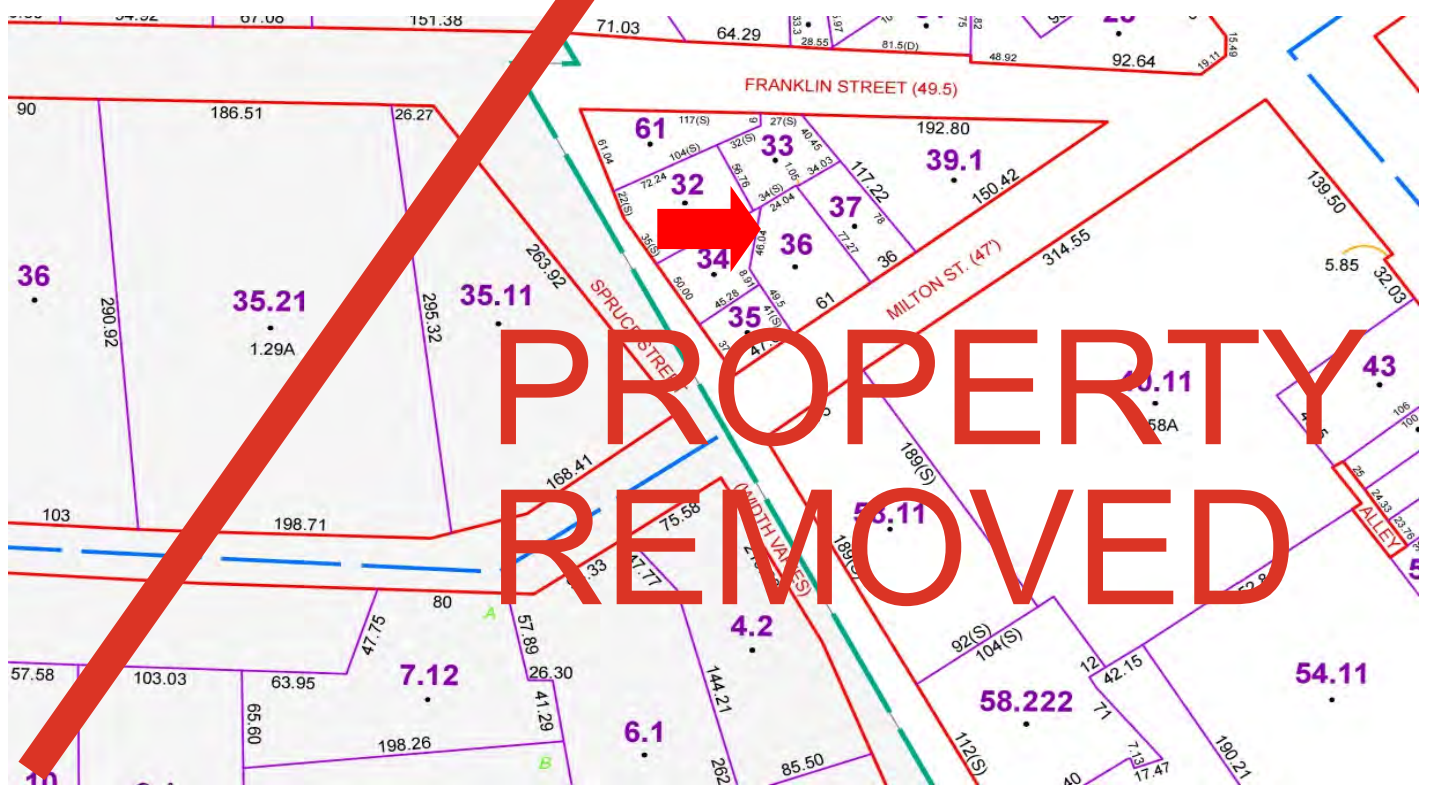
TAX#	203.7-4-35.3
ADDRESS:	CLAY STREET
TOWN/VILLAGE:	VILLAGE OF DANSVILLE
ASSESSMENT	\$1,200.00
LOT SIZE/ACRES	38'X130' / 0.11 ACRES (APPROXIMATE)
PROPERTY CLASS:	311 RESIDENTIAL VACANT LAND
DESCRIPTION:	VACANT LOT
DIRECTIONS:	TAKE PERINE ST IN DANSVILLE. RIGHT ON CLAY ST. PROPERTY ON LEFT SIDE BEHIND 16 CLAY ST.



PROPERTY
REMOVED



TAX# 203.7-136
ADDRESS: 8 MILTON STREET
TOWN/VILLAGE: VILLAGE OF DANSVILLE
ASSESSMENT \$10,100.00
LOT SIZE/ACRES 51'X75' / 0.11 ACRES (APPROXIMATE)
PROPERTY CLASS: 311 RESIDENTIAL VACANT LAND
DESCRIPTION: VACANT LOT
DIRECTIONS: TAKE MAIN ST. IN DANSVILLE TO MILTON ST. PROPERTY ON RIGHT SIDE.



PROPERTY
REMOVED

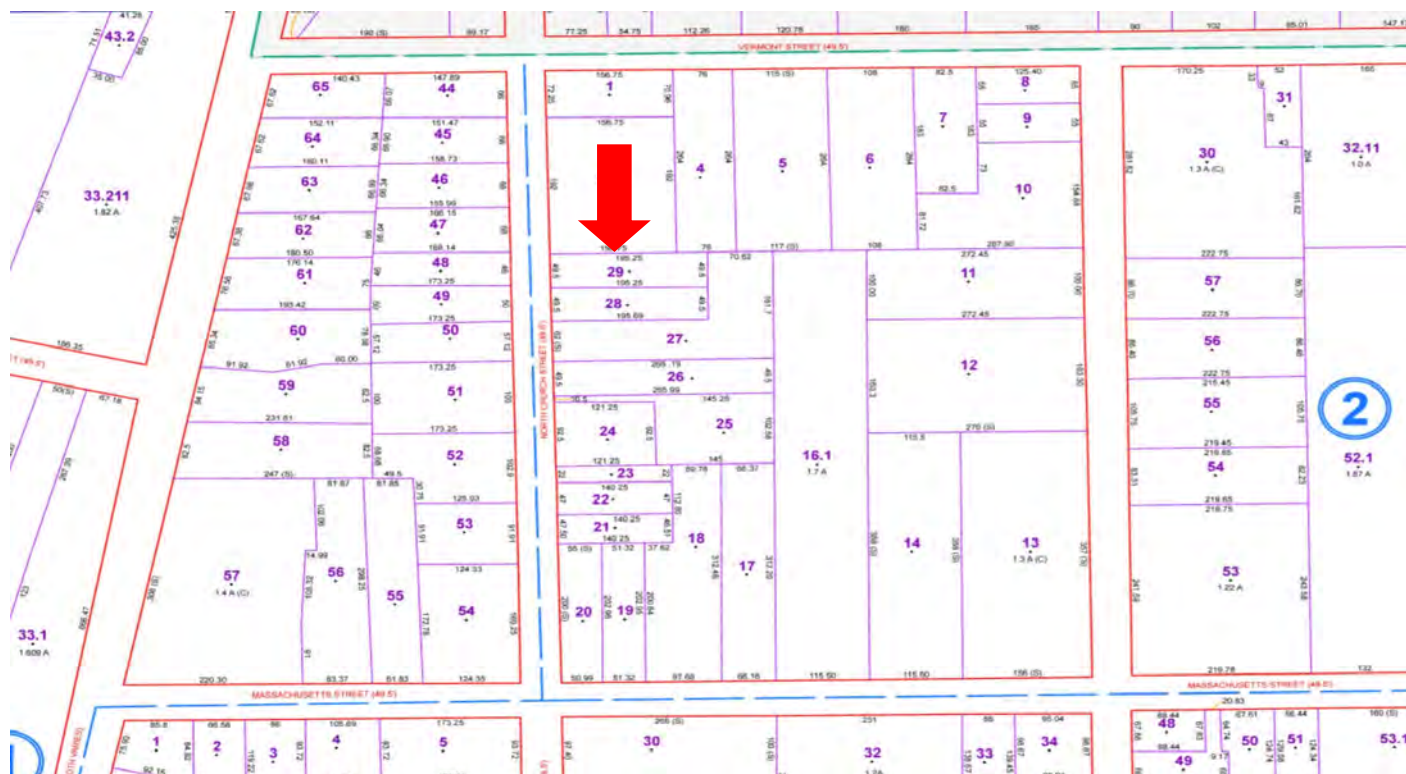


TAX#	189.17-1-44
ADDRESS:	9465 CANAL STREET
TOWN/VILLAGE:	TOWN OF NORTH DANSVILLE
ASSESSMENT	\$15,200.00
LOT SIZE/ACRES	80' X 41' / 0.08 ACRES (APPROXIMATE)
PROPERTY CLASS:	270 MANUFACTURED HOUSING
DESCRIPTION:	MANUFACTURED HOME
DIRECTIONS:	TAKE RTE 36 NORTH FROM DANSVILLE TO CUMMINSVILLE RD TO CANAL ST. PROPERTY ON RIGHT SIDE.





TAX#	184.9-2-29
ADDRESS:	41 NORTH CHURCH STREET
TOWN/VILLAGE:	VILLAGE OF NUNDA
ASSESSMENT	\$72,700.00
LOT SIZE/ACRES	50'X195' / 0.22 ACRES (APPROXIMATE)
PROPERTY CLASS:	210 SINGLE FAMILY RESIDENCE
DESCRIPTION:	3 BEDROOM, 1 BATH, TWO-STORY HOME
DIRECTIONS:	TAKE RTE 436 EAST FROM NUNDA. LEFT ON NORTH CHURCH ST. PROPERTY ON RIGHT SIDE.



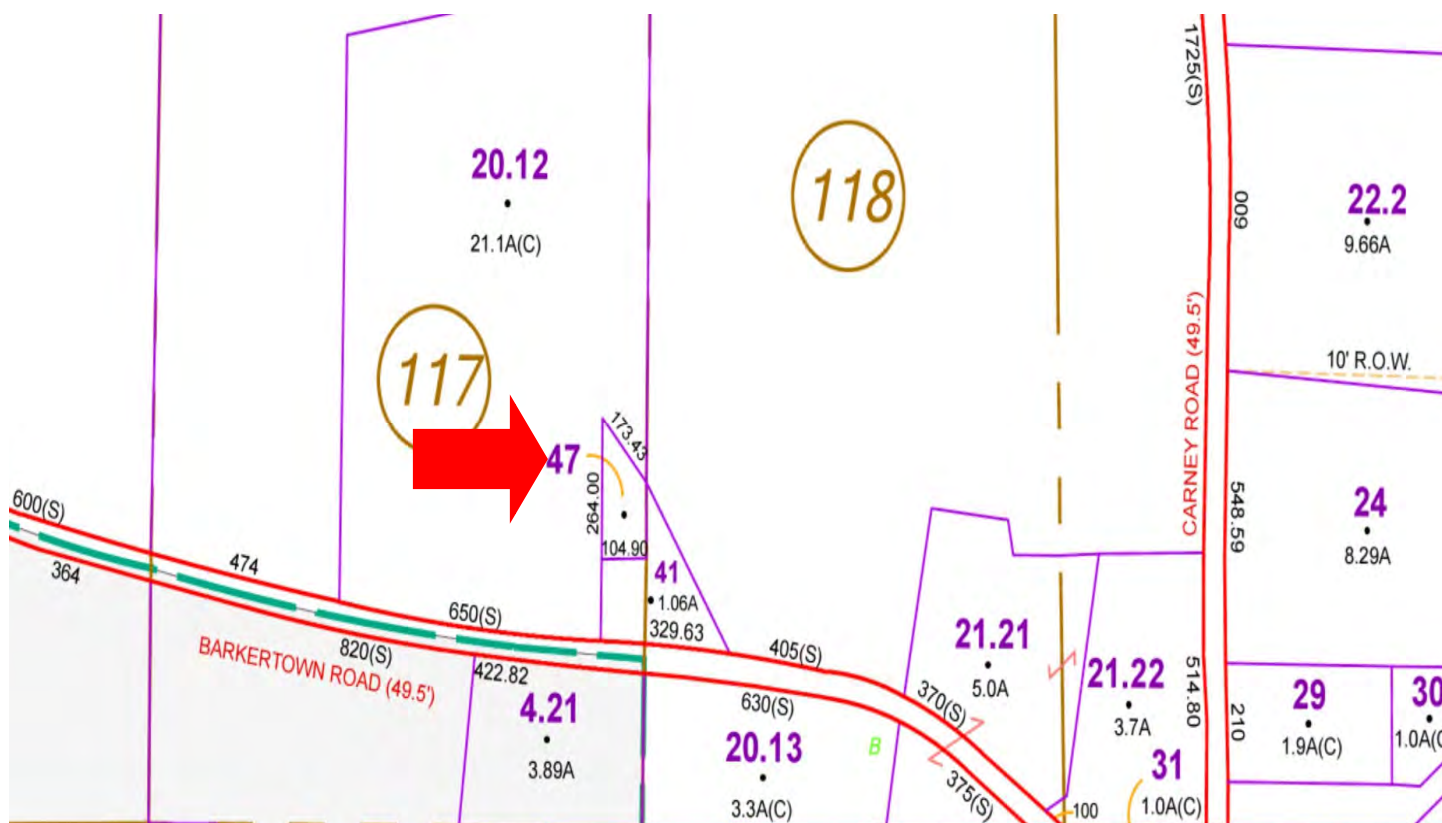
*****THIS INFORMATION, THOUGH DEEMED RELIABLE, IS NOT GUARANTEED.*****

The map displays a residential subdivision with lots numbered 20 through 36. A red arrow points to lot 32, which is highlighted in purple. The map shows lot boundaries, dimensions, and various annotations like '1.0 A', '1.17 A(C)', and '4.3A(C)'. A red line labeled 'ROUTE 436 (66\')' runs across the top. A purple line runs along the bottom and right side. A brown line runs along the bottom left. A red arrow points from the bottom right towards lot 32.

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TAX#	199.-1-47
ADDRESS:	BARKERTOWN ROAD
TOWN/VILLAGE:	TOWN OF NUNDA
ASSESSMENT	\$1,000.00
LOT SIZE/ACRES	0.64 ACRES (APPROXIMATE)
PROPERTY CLASS:	311 RESIDENTIAL VACANT LAND
DESCRIPTION:	VACANT LOT
DIRECTIONS:	TAKE RTE 436 EAST FROM NUNDA TO BARKERTOWN RD. PROPERTY ON LEFT SIDE.



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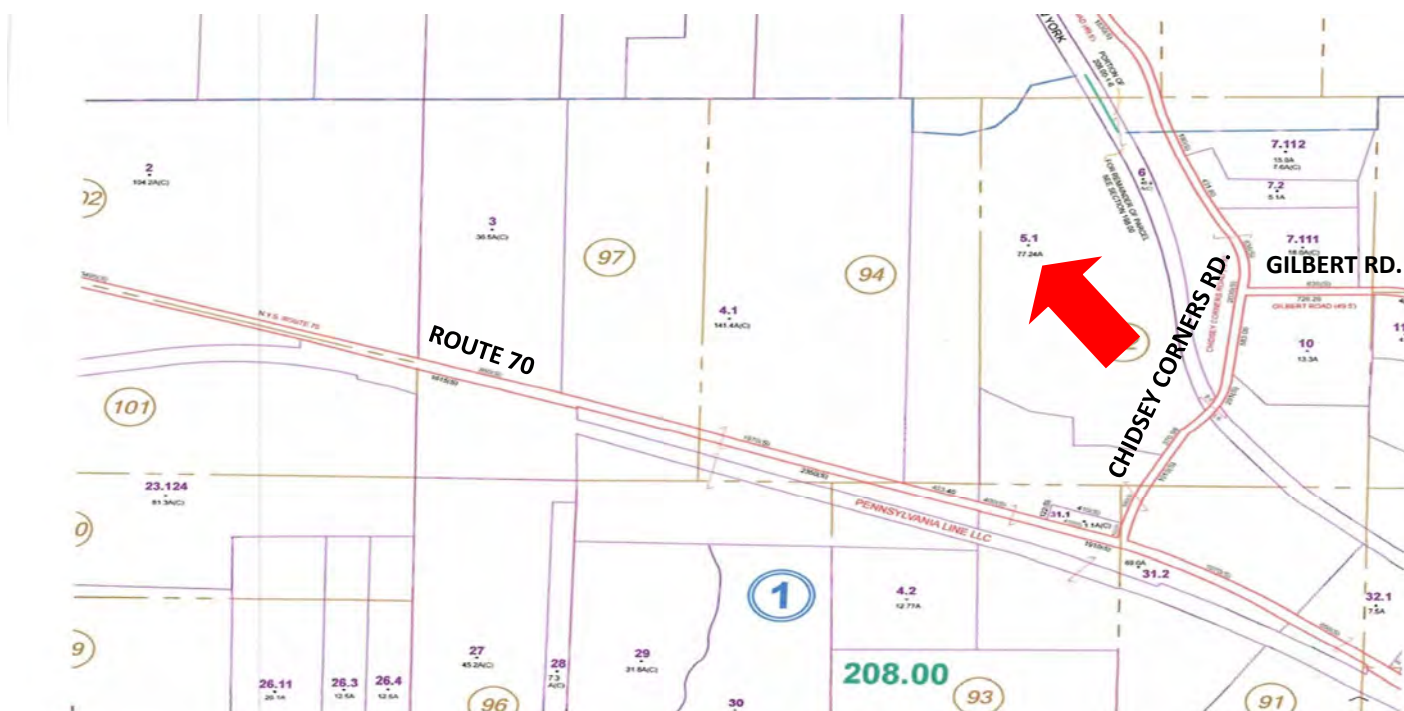


TAX#	208.-1-4.1
ADDRESS:	2117 ROUTE 70
TOWN/VILLAGE:	TOWN OF NUNDA
ASSESSMENT	\$397,800.00
LOT SIZE/ACRES	141.40 ACRES (APPROXIMATE)
PROPERTY CLASS:	120 FIELD CROPS
DESCRIPTION:	4 BEDROOM, 1 BATH, TWO-STORY HOME
DIRECTIONS:	TAKE RTE 408 SOUTH FROM NUNDA. LEFT ON RTE 70. PROPERTY ON LEFT SIDE





TAX#	208.-1-5.1
ADDRESS:	ROUTE 70
TOWN/VILLAGE:	TOWN OF NUNDA
ASSESSMENT	\$164,700.00
LOT SIZE/ACRES	77.00 ACRES (APPROXIMATE)
PROPERTY CLASS:	105 VACANT FARMLAND
DESCRIPTION:	VACANT LAND
DIRECTIONS:	TAKE RTE 408 SOUTH FROM NUNDA. LEFT ON RTE 70. PROPERTY ON LEFT SIDE



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TAX#	183.-1-30
ADDRESS:	1599 ROUTE 436
TOWN/VILLAGE:	TOWN OF PORTAGE
ASSESSMENT	\$66,800.00
LOT SIZE/ACRES	95'X262' / 0.57 ACRES (APPROXIMATE)
PROPERTY CLASS:	270 MANUFACTURED HOUSING
DESCRIPTION:	MANUFACTURED HOME
DIRECTIONS:	TAKE RTE 436 WEST FROM NUNDA. PROPERTY ON RIGHT SIDE.



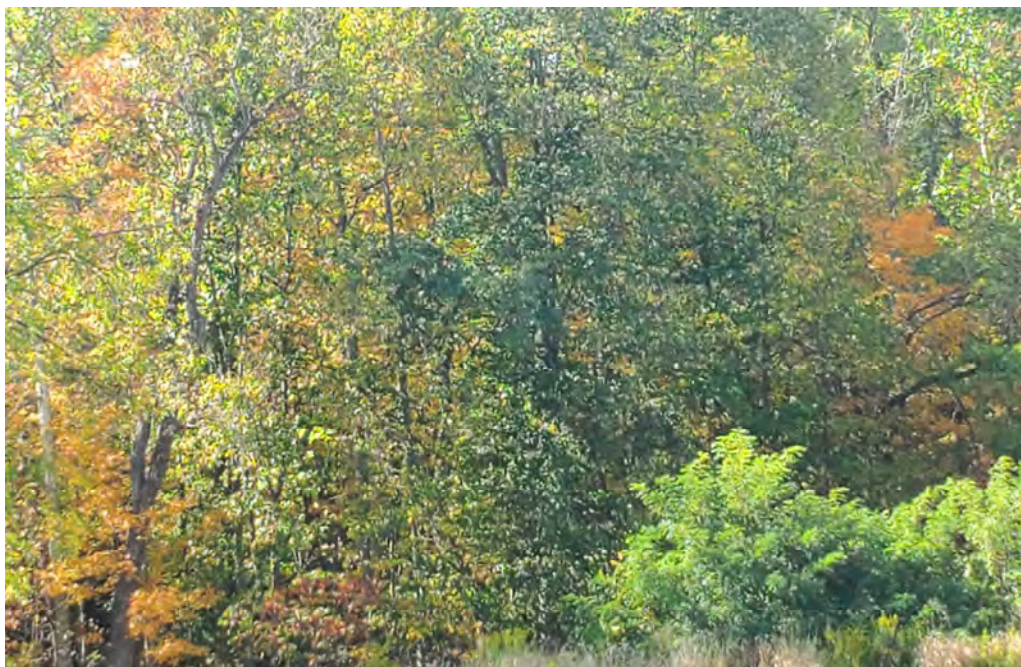
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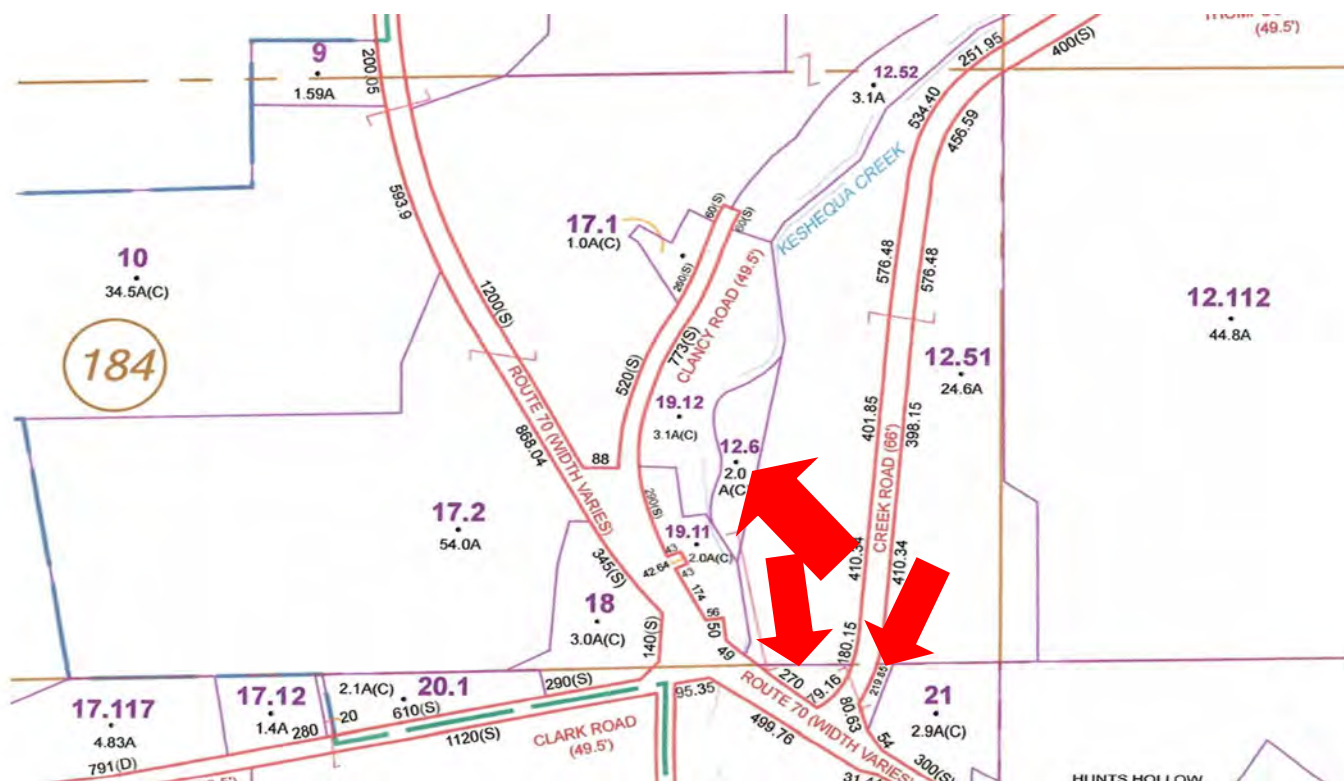
TAX#	196.20-1-22
ADDRESS:	958 MAIN STREET
TOWN/VILLAGE:	TOWN OF PORTAGE
ASSESSMENT	\$32,600.00
LOT SIZE/ACRES	30'X140' / 0.10 ACRES (APPROXIMATE)
PROPERTY CLASS:	270 MANUFACTURED HOUSING
DESCRIPTION:	MANUFACTURED HOME
DIRECTIONS:	TAKE RTE 436 WEST FROM NUNDA TO SHORT TRACT RD TO MAIN ST IN HUNT. PROPERTY ON RIGHT SIDE.



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TAX#	197.-1-12.6
ADDRESS:	CREEK ROAD
TOWN/VILLAGE:	TOWN OF PORTAGE
ASSESSMENT	\$5,000.00
LOT SIZE/ACRES	2.00 ACRES (APPROXIMATE)
PROPERTY CLASS:	105 VACANT FARMLAND
DESCRIPTION:	VACANT LAND
DIRECTIONS:	TAKE RTE 436 WEST FROM NUNDA TO RTE 70. PROPERTY ON LEFT SIDE JUST OFF OF RTE 70.



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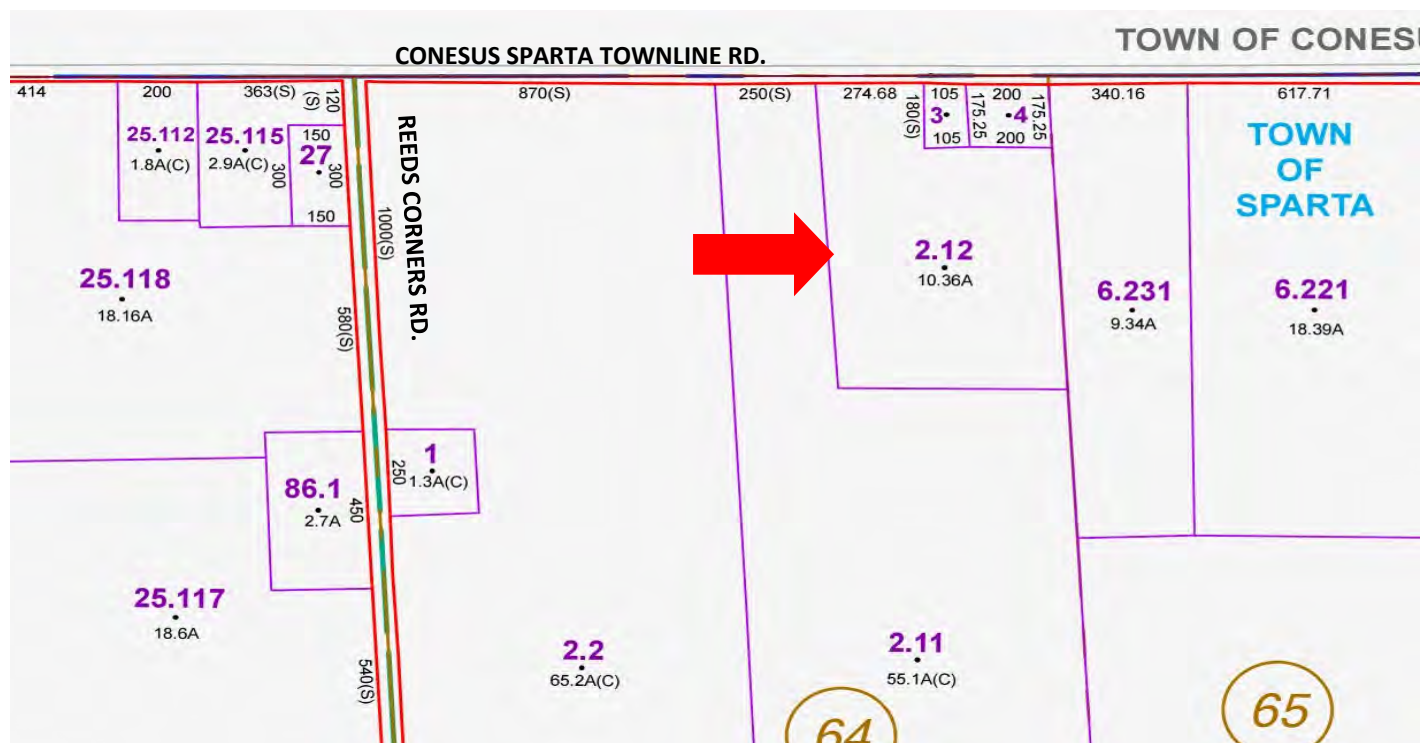
TAX#	197.-1-32
ADDRESS:	9778 NEW ROAD
TOWN/VILLAGE:	TOWN OF PORTAGE
ASSESSMENT	\$48,000.00
LOT SIZE/ACRES	1.50 ACRES (APPROXIMATE)
PROPERTY CLASS:	270 MANUFACTURED HOUSING
DESCRIPTION:	MANUFACTURED HOME
DIRECTIONS:	TAKE RTE 436 WEST FROM NUNDA TO SHORT TRACT RD TO MAIN ST IN HUNT TO NEW RD. PROPERTY ON LEFT SIDE.



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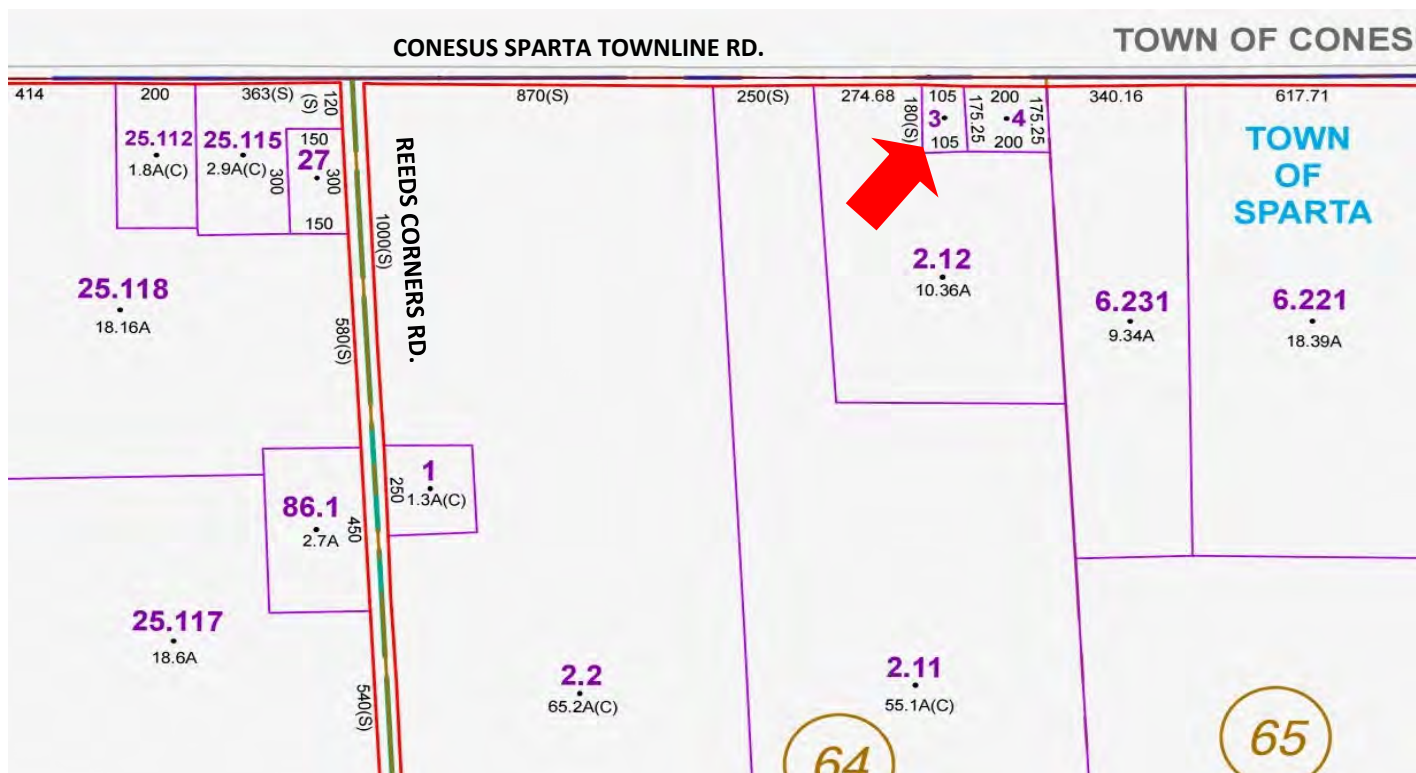


TAX#	138.-1-2.12
ADDRESS:	CONESUS SPARTA TOWNLINE ROAD
TOWN/VILLAGE:	TOWN OF SPARTA
ASSESSMENT	\$177,000.00
LOT SIZE/ACRES	10.36 ACRES (APPROXIMATE)
PROPERTY CLASS:	280 RESIDENTIAL MULTIPLE
DESCRIPTION:	SEVERAL STRUCTURES WITH BARN & GARAGE
DIRECTIONS:	TAKE RTE 256 NORTH FROM DANSVILLE TO STAGECOACH RD. RIGHT ON CONESUS SPARTA TOWNLINE RD. PROPERTY ON RIGHT SIDE.



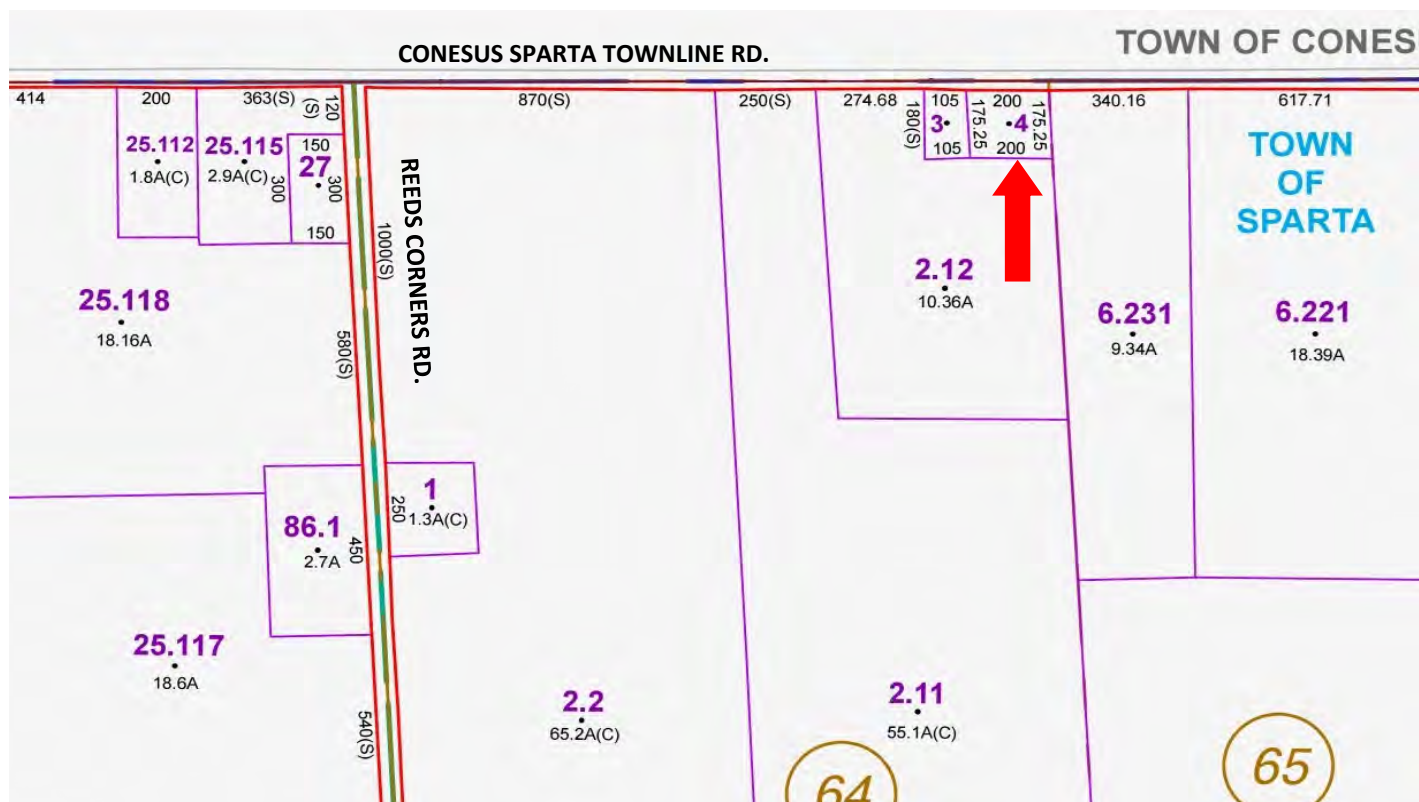


TAX#	138.-1-3
ADDRESS:	CONESUS SPARTA TOWNLINE ROAD
TOWN/VILLAGE:	TOWN OF SPARTA
ASSESSMENT	\$97,700.00
LOT SIZE/ACRES	105'X180' / 0.43 ACRES (APPROXIMATE)
PROPERTY CLASS:	210 SINGLE FAMILY RESIDENCE
DESCRIPTION:	2 BEDROOM, 2 BATH, RANCH
DIRECTIONS:	LOCATED JUST EAST OF PARCEL 25.





TAX#	138.-1-4
ADDRESS:	CONESUS SPARTA TOWNLINE ROAD
TOWN/VILLAGE:	TOWN OF SPARTA
ASSESSMENT	\$3,100.00
LOT SIZE/ACRES	200'X180' / 0.83 ACRES (APPROXIMATE)
PROPERTY CLASS:	314 RURAL VACANT <10
DESCRIPTION:	VACANT LAND
DIRECTIONS:	LOCATED JUST EAST OF PARCEL 26.



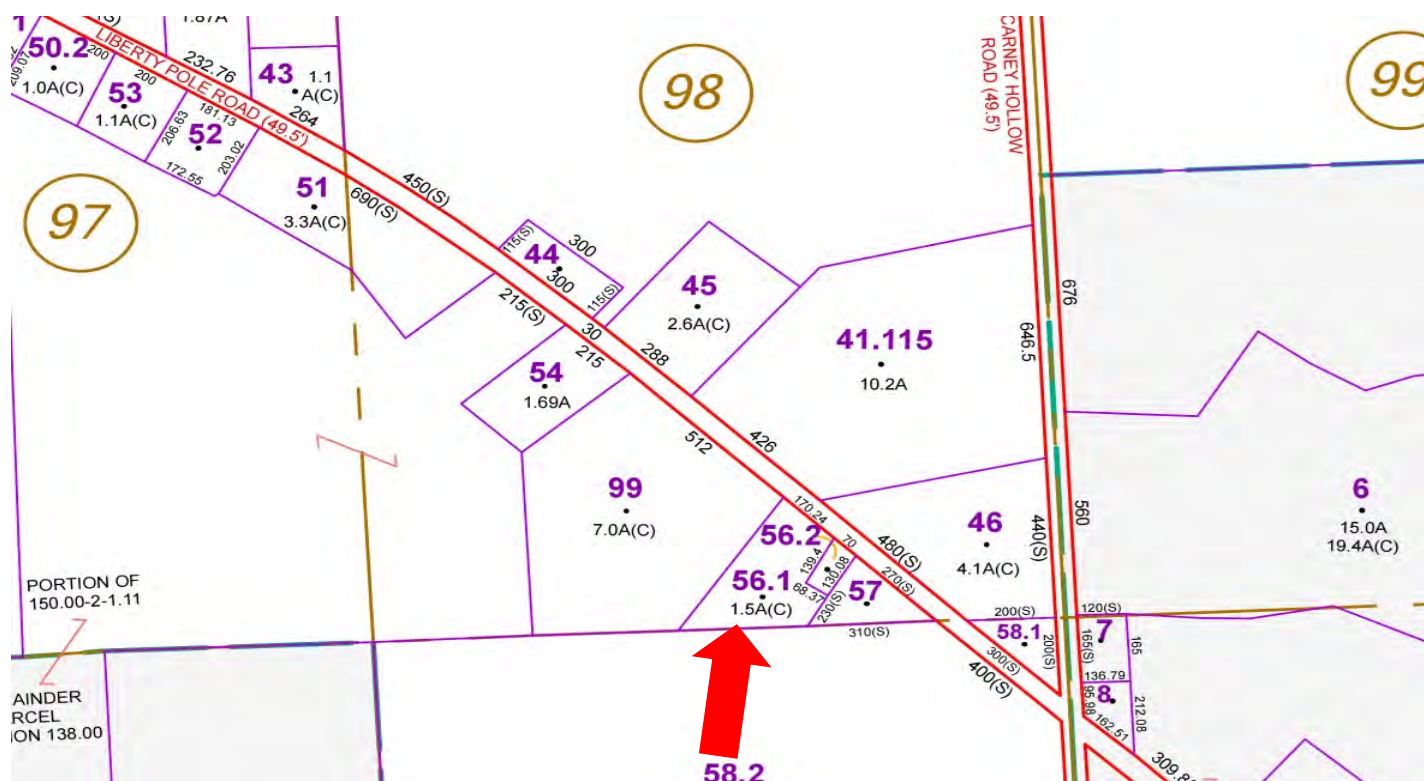


TAX#	138.-2-17
ADDRESS:	7248 WEBSTER CROSSING ROAD
TOWN/VILLAGE:	TOWN OF SPRINGWATER
ASSESSMENT	\$53,200.00
LOT SIZE/ACRES	66'X132' / 0.20 ACRES (APPROXIMATE)
PROPERTY CLASS:	210 SINGLE FAMILY RESIDENCE
DESCRIPTION:	3 BEDROOM, 2 BATH, TWO-STORY HOME
DIRECTIONS:	TAKE RTE 15 NORTH FROM SPRINGWATER TO WEBSTER CROSSING. PROPERTY ON LEFT SIDE.

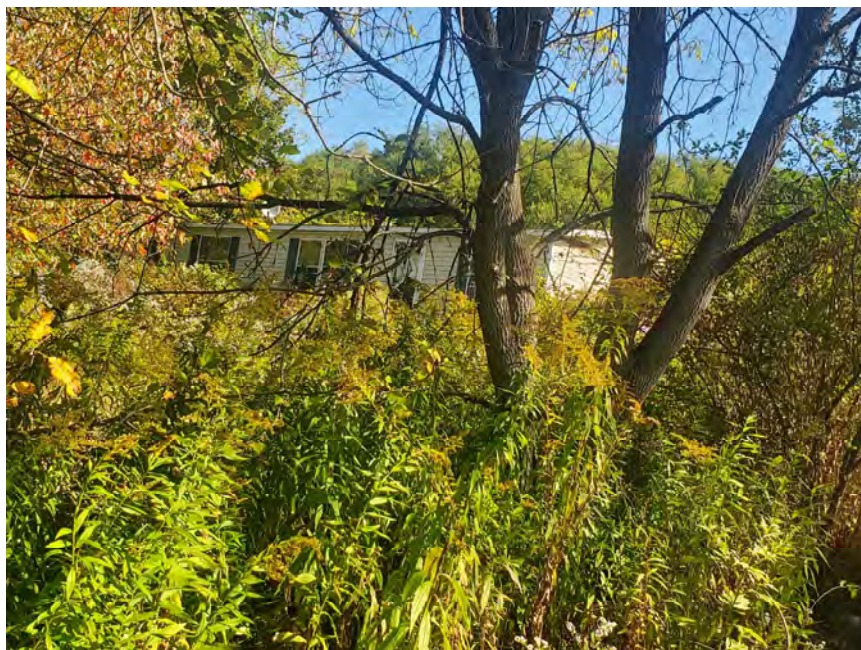




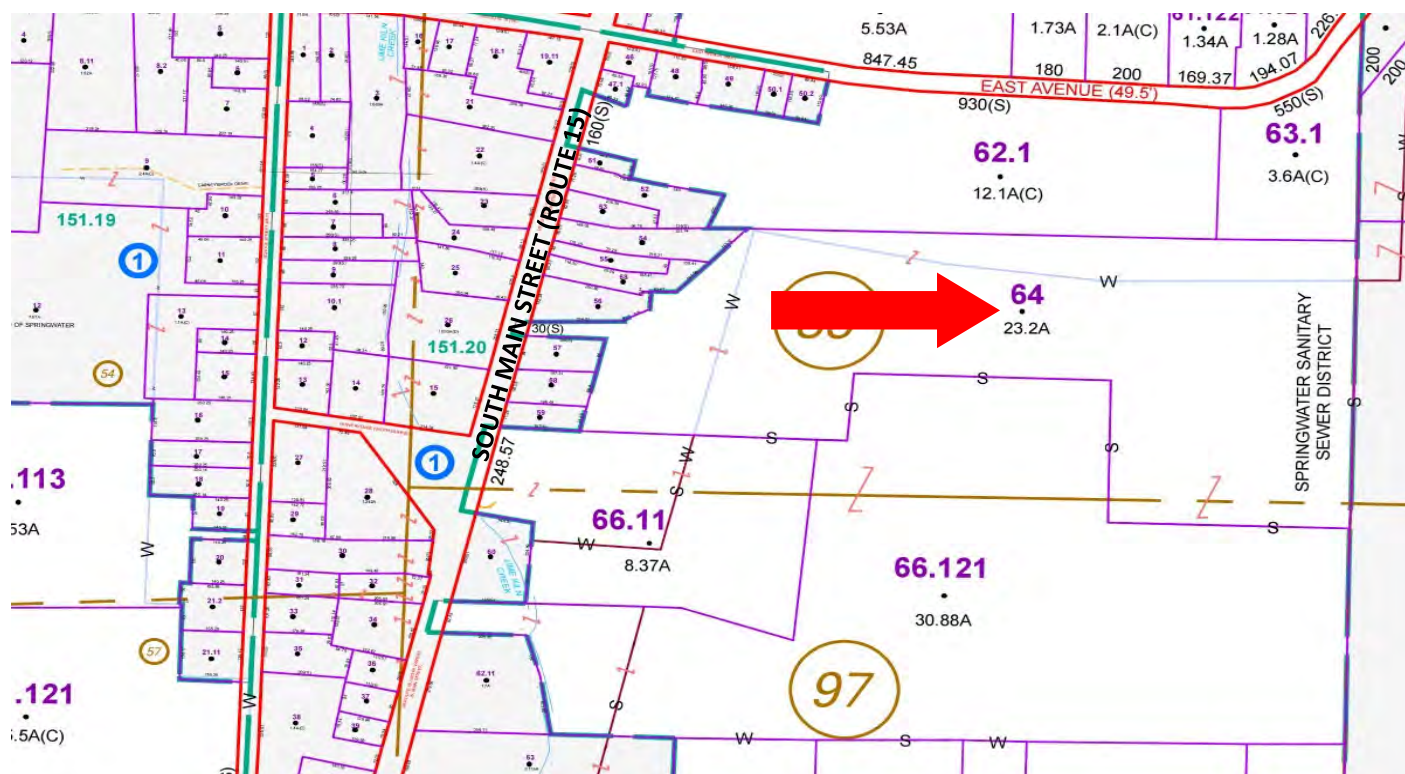
TAX#	138.-2-56.1
ADDRESS:	6860 LIBERTY POLE ROAD
TOWN/VILLAGE:	TOWN OF SPRINGWATER
ASSESSMENT	\$15,100.00
LOT SIZE/ACRES	1.50 ACRES (APPROXIMATE)
PROPERTY CLASS:	312 VACANT W/ IMPROVEMENT
DESCRIPTION:	VACANT LOT
DIRECTIONS:	TAKE RTE 15 NORTH FROM SPRINGWATER TO LIBERTY POLE RD. PROPERTY ON LEFT SIDE



*****THIS INFORMATION, THOUGH DEEMED RELIABLE, IS NOT GUARANTEED.*****

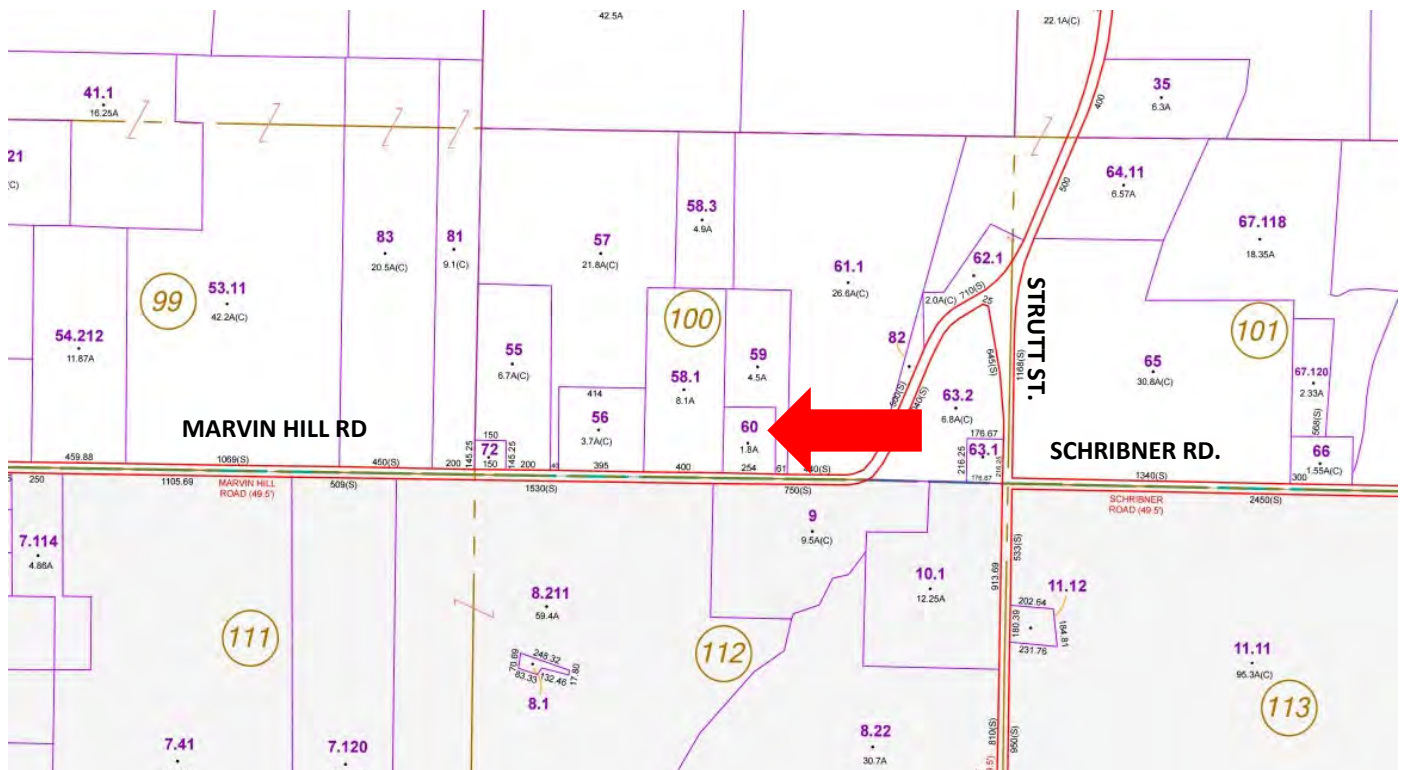


TAX#	151.-1-64
ADDRESS:	8019 SOUTH MAIN STREET
TOWN/VILLAGE:	TOWN OF SPRINGWATER
ASSESSMENT	\$173,100.00
LOT SIZE/ACRES	23.40 ACRES (APPROXIMATE)
PROPERTY CLASS:	240 RURAL RESIDENCE
DESCRIPTION:	2 BEDROOM, 1 BATH, RANCH
DIRECTIONS:	TAKE RTE 15 SOUTH FROM SPRINGWATER. PROPERTY ON LEFT SIDE.



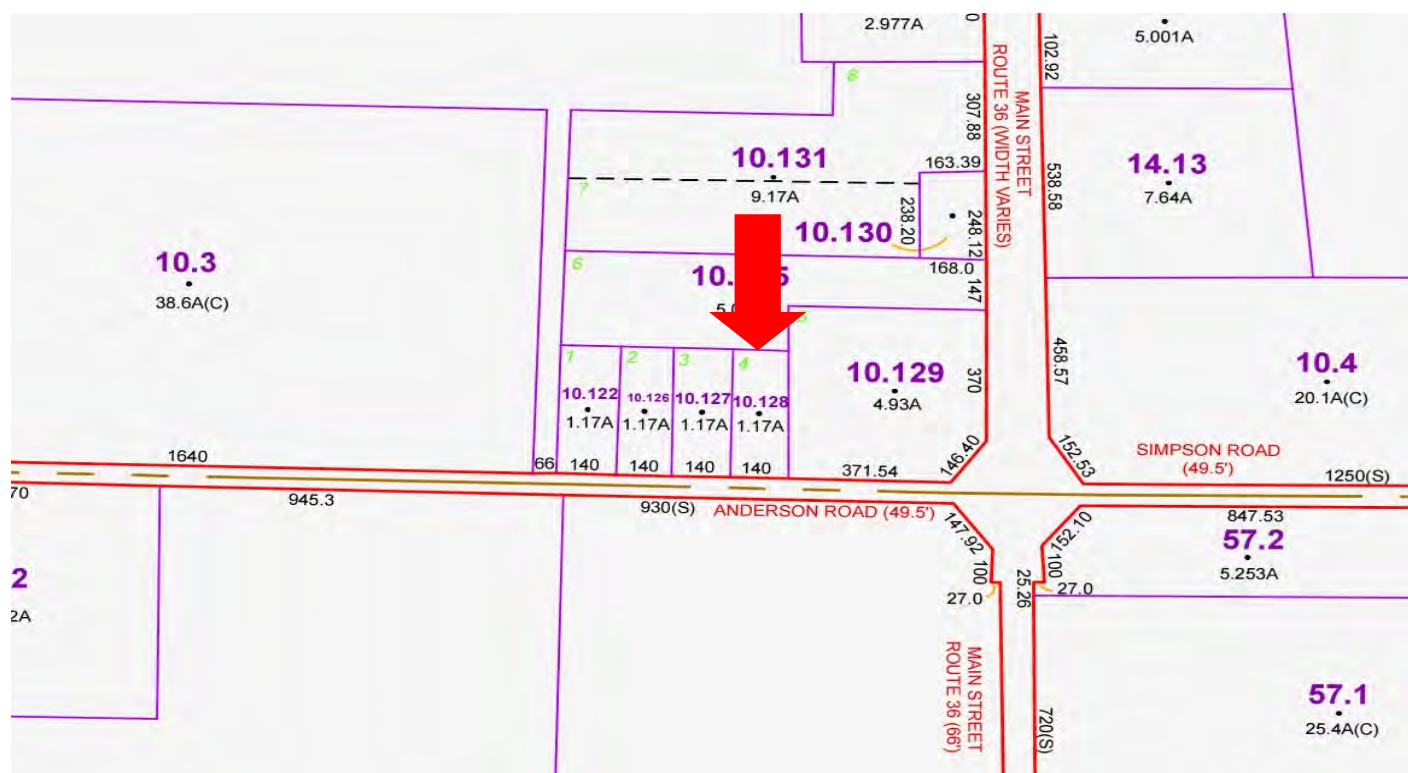


TAX#	152.-1-60
ADDRESS:	7847 MARVIN HILL ROAD
TOWN/VILLAGE:	TOWN OF SPRINGWATER
ASSESSMENT	\$20,200.00
LOT SIZE/ACRES	1.80 ACRES (APPROXIMATE)
PROPERTY CLASS:	270 MANUFACTURED HOUSING
DESCRIPTION:	MANUFACTURE HOME
DIRECTIONS:	TAKE RTE 15 SOUTH FROM SPRINGWATER TO MARVIN HILL RD. PROPERTY ON LEFT SIDE.



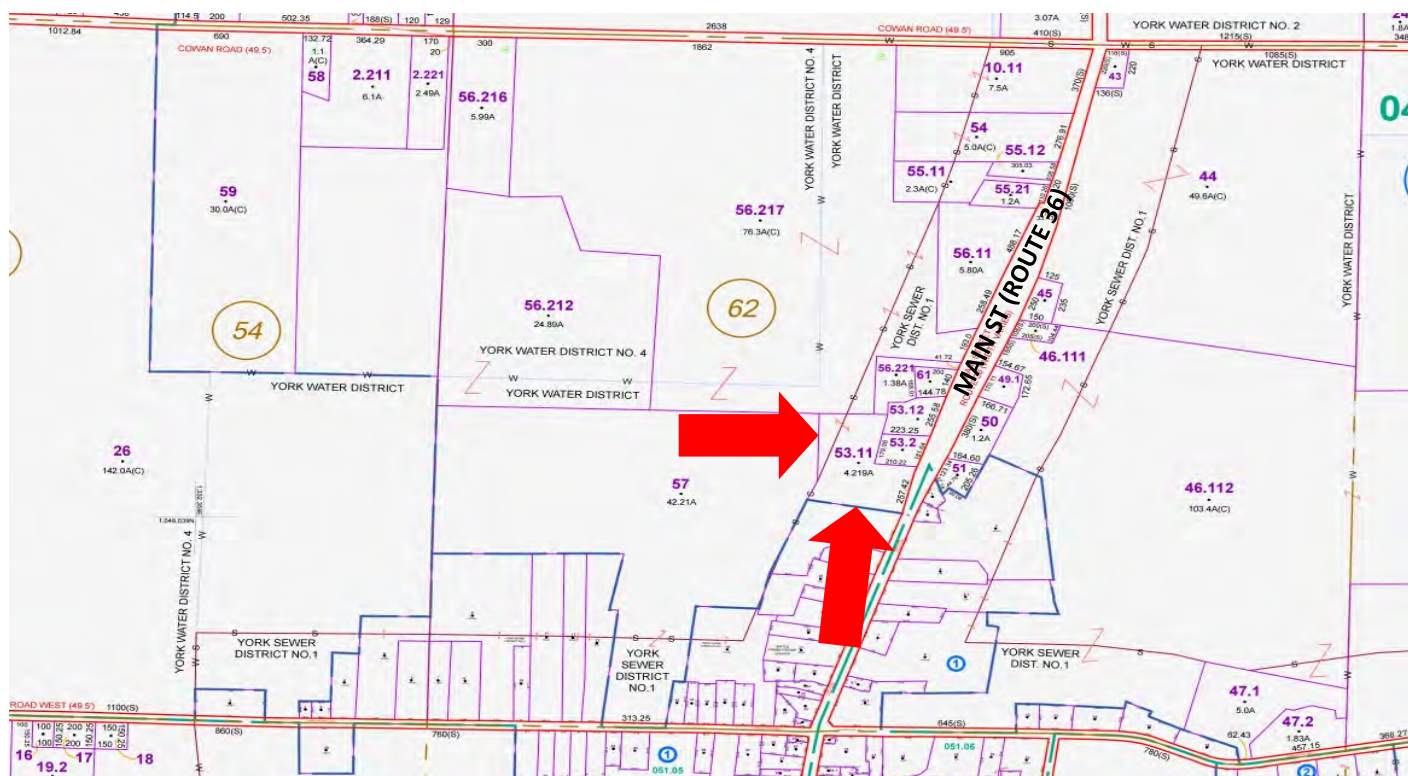


TAX#	31.-1-10.128
ADDRESS:	2671 ANDERSON ROAD
TOWN/VILLAGE:	TOWN OF YORK
ASSESSMENT	\$10,500.00
LOT SIZE/ACRES	1.17 ACRES (APPROXIMATE)
PROPERTY CLASS:	311 RESIDENTIAL VACANT LAND
DESCRIPTION:	VACANT LOT
DIRECTIONS:	TAKE RTE 36 NORTH FROM YORK TO ANDERSON RD. PROPERTY ON RIGHT SIDE.





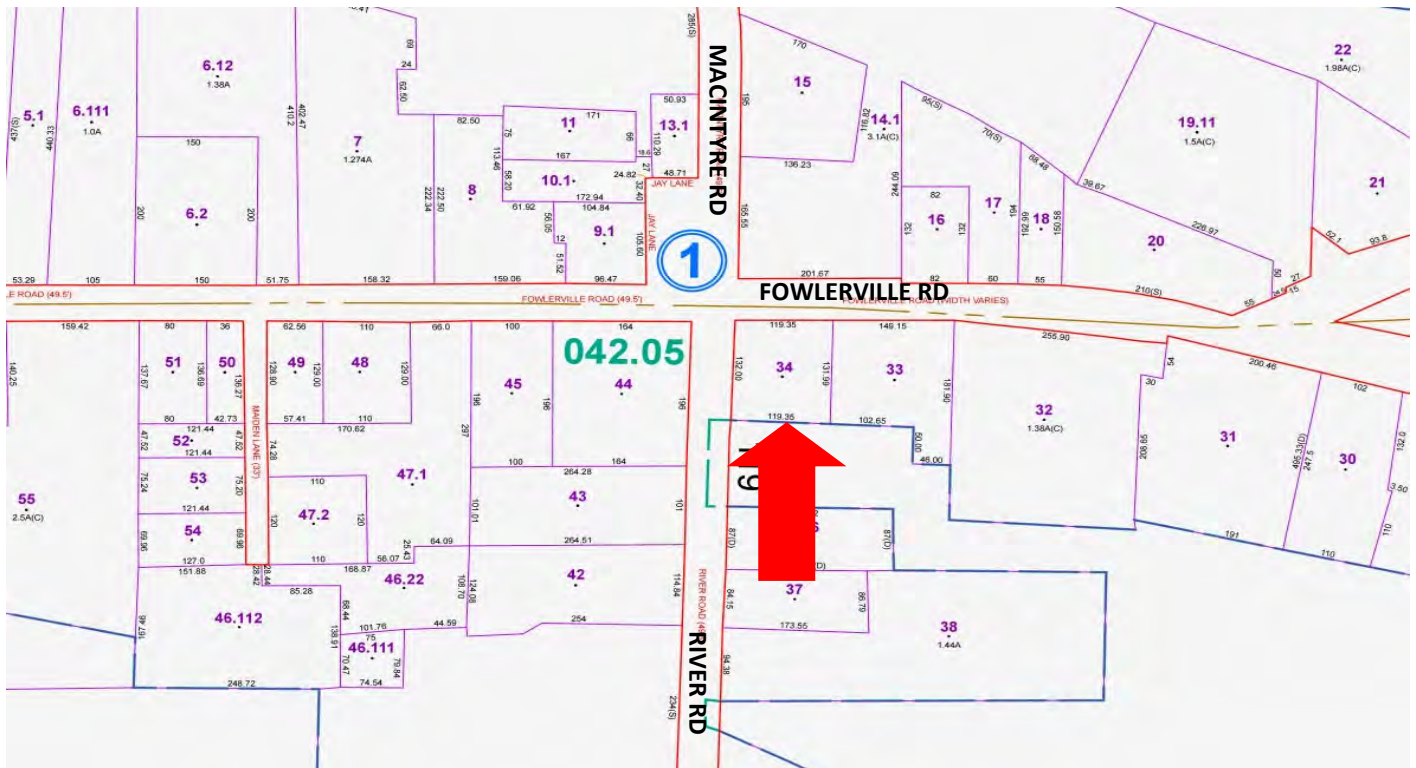
TAX#	41.-1-53.11
ADDRESS:	2616 MAIN STREET
TOWN/VILLAGE:	TOWN OF YORK
ASSESSMENT	\$110,400.00
LOT SIZE/ACRES	4.22 ACRES (APPROXIMATE)
PROPERTY CLASS:	270 MANUFACTURED HOUSING
DESCRIPTION:	MANUFACTURED HOME
DIRECTIONS:	TAKE RTE 36 NORTH (MAIN ST.) IN YORK. PROPERTY ON LEFT SIDE.



*****THIS INFORMATION, THOUGH DEEMED RELIABLE, IS NOT GUARANTEED.*****

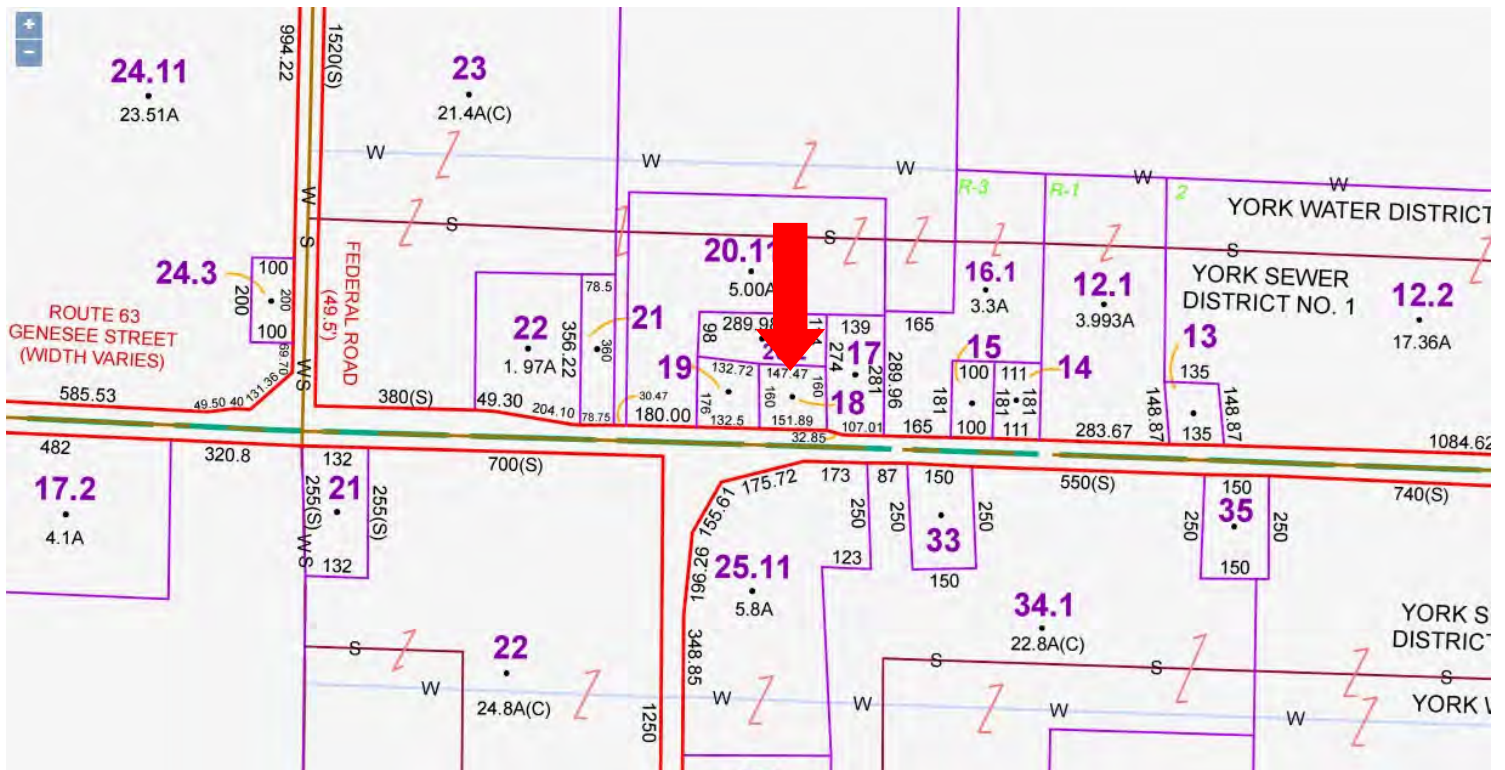


TAX#	42.5-1-34
ADDRESS:	2207 RIVER ROAD
TOWN/VILLAGE:	TOWN OF YORK
ASSESSMENT	\$96,600.00
LOT SIZE/ACRES	150X72 / 0.25 ACRES (APPROXIMATE)
PROPERTY CLASS:	210 SINGLE FAMILY RESIDENCE
DESCRIPTION:	2 BEDROOM, 1 BATH, TWO-STORY HOME
DIRECTIONS:	TAKE RTE 36 NORTH FROM YORK TO FOWLerville RD TO RIVER RD. PROPERTY ON LEFT SIDE.





TAX#	60.-1-18
ADDRESS:	2365 GENESEE STREET
TOWN/VILLAGE:	TOWN OF YORK
ASSESSMENT	\$59,500.00
LOT SIZE/ACRES	152'X160' / 0.56 ACRES (APPROXIMATE)
PROPERTY CLASS:	280 RESIDENTIAL MULTIPLE
DESCRIPTION:	3 BEDROOM, 1 BATH, COTTAGE
DIRECTIONS:	TAKE RTE 63 NORTH FROM GREIGSVILLE. PROPERTY ON RIGHT SIDE.



REMINDER

THE COUNTY OF LIVINGSTON SELLS ALL TAX FORECLOSED PROPERTIES “AS IS” AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THEIR CONDITIONS, USES, OR POTENTIAL USES. IT IS THE POTENTIAL BUYER’S RESPONSIBILITY TO ADEQUATELY RESEARCH ALL PROPERTIES BEFORE SUBMITTING A BID.