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ARE THE SNOWYS COMING?

By Douglas H. Domedion

Four years ago there was a record migration of snowy owls down into our area from the Arctic tundra during the winter. This large white owl will migrate south during the winter about every four years or so do to the lack of food (lemmings - a mouse-like rodent with a short tail) in their Arctic breeding grounds. They like open-type country like tundras, marshes, fields and plains. They will often be spotted on telephone and light poles, piers along the waterways and buildings but rarely in trees when hunting. When not hunting they often perch on the ground. Many of these owls we see here are juveniles that are not pure white like adult males but have black spotting covering their white bodies. Females are larger then males and always sport these black markings, often quite heavily on adults.

Little has really been know about this bird of the Far North but with the record migration four years ago a group of dedicated folks have been trapping, banding and putting transmitters on them when they migrate down here so they could study and track them when they move. This effort has been named Project SNOWstorm and they have been learning quite a bit about this mysterious owl of the Far North. One of the things learned is that the area where most of the owls came from four years ago has had another great nesting season and they are excepting high numbers of them again this winter. In fact we are already getting reports of them at the waterfront on Lake Erie by Buffalo, along Lake Ontario above Lyndonville and around Olcott, Lakeside Park, Hamilton Beach State Park and the Braddock Bay area.

When that large migration happened four years ago I was lucky enough to accompany one of the banders on a number of occasions and thus get a close look at both the habits and beauty of these birds. Dave trapped over 60 snowy owls that year between Rochester and Buffalo with many of them being right in our immediate area.

While looking for the owls to photograph and to spot them for Dave I observed some disturbing things. These owls are quite docile and are not too fearful of people, at least originally. Most of these birds were juveniles that have had no experience with man and thus were docile and not fearful of man. However they drew the crowds of birders and photographers that year and many overstepped the boundaries of disturbing them. I remember one instance where Dave was having a lot of difficulty trapping a bird over on Ham Road in Alabama. Dave was getting pretty upset with this owl, which he named "Hambone," because he had put so much time into trying for him. Then one day we set up not too far from where he was perched on a telephone pole on Ham Road. He seemed very interested in the live pigeon that Dave was using for bait and our hopes were high that is would be the day. Then out of no where here comes this jerk down the road, slams on his brakes right next to the pole and jumps out with his camera. Of course "Hambone" took right off and that ended our attempt at him for that day. The sad thing about it was that it spooked him to another area down the road that he wasn't familiar with and was hit by a car later.

It is not a uncommon to have folks scaring or crowding these birds, causing them to leave the area. It not only ruins the opportunity for others to see this rare and beautiful bird but can also stress them or causes them move out of the area. In the case above it interfered with the gathering of scientific information that could have helped us better understand these birds. Making them fly not only makes them use energy they need but it butts them at the risk of being harassed by hawks and crows which in turn causes them to use waste energy. When they are roosting on the ground putting them in the air can also force them in to dangerous situations such as a collision with a vehicle.

There are also photographers that will do anything to get "the shot" and that includes baiting, trespassing and even causing dangerous situations on the road ways. This, along with the general flushing of the owls, is teaching them that people are dangerous. I observed this "shyness" developing four years ago and believe it will only get worse which will make the birds less visible to us in the future.

Tune in next week to learn the proper ethics around these beautiful white birds and other wildlife as well along with a real secret on how to get great wildlife pictures including Snowys!

My contact information is 585-798-4022 or woodduck2020@yahoo.com.

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"Looking for mice"

© Douglas H. Domedion

This could be a good year for the Snowy Owls!

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Granite & Hardwood. Countertops, fireplaces, showers. **M&M Flooring, 412 Main St., Medina. 585.331.7315**

Wanted: Used Farm Tractors for Salvage or repair - any make or model **716.628.7019.**

Driving School

HLSJ Driving School Offering: **5-hr. Driver Education Class, Friday, Dec. 15th, 4pm-9pm, \$35.00: 6-hr. NYS Insurance/Point Reduction (Defensive Driving) Class, Saturday, Dec. 16th 8:00am-2:00pm, \$45.00.** 3150 Oak Orchard Rd. (Rte. 98) Albion, NY. Call **585.589.6750** for reservation, **www.hlsjdriving.com**

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<div></div>	<div></div>	X <div></div>	= <div></div>	X \$ <div></div>	= \$ <div></div>
<div></div>	<div></div>	X <div></div>	= <div></div>	X \$ <div></div>	= \$ <div></div>
EXAMPLE: <div>2</div> X <div>2</div> = <div>4</div> X \$ <div>6.25</div> = \$ <div>25.00</div>					
Today's Date: _____ UP TO 10 WORDS = \$5.00					

ONE WORD PER BOX!!!

25¢ per word after 10 words

1	2	3
4	5	6
7	8	9
10	5.00	5.25
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GARAGE SALES: Remember to include the sale address in the body of the ad!

HEADLINE (17-character maximum)

ONLY ONE letter, number or space per box.

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70-WORD LIMIT ON READER ADS

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Middleport
by 10 a.m. Wednesday

or cut out and drop off at:

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Since Christmas is a time for remembering, we are lighting a candle in our funeral home for all the families we have served this past year.

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FREE ESTIMATES

LOCAL GROUP RECEIVES ACS FRIEND OF EDUCATION AWARD



The Albion Central School District Board of Education recognized the Orleans Chapter Daughters of the American Revolution at its Dec. 4, 2017, meeting. The Chapter supports the District's service-learning program in Tim Archer's class and for decades has promoted the DAR Good Citizen Award. Senior Caleb Pettit is the recipient of this year's Good Citizen Award.

Board of Education President Margy Brown; DAR representatives Penny Nice and Patrice Birner; and Tim Archer.



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Snowplow replacement parts. Snowplow service and repair. **Truck Options Plus**, 3871 Rt. 98, Albion. 585.589.1153. M-F 8-5. Sat 9-Noon.

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Save-the-Date Card Etiquette

More and more couples planning to walk down the aisle are embracing save-the-date cards to give guests adequate notice that there is a party on the horizon.

Save-the-date cards do more than let guests know when you're getting hitched. The cards are a preliminary way to keep guests informed and let them know they are, in fact, on the guest list. These cards haven't always been so popular, but have risen in popularity due to longer engagement periods, a growing number of destination weddings and the growing number of couples with guests from all over the country, if not the world. Considering people often plan business trips, vacations and other excursions several months in advance, save-the-date cards help secure a greater number of attendees at your wedding.

Save-the-date announcements can vary in many ways. They may be postcards or magnets that can be attached to a refrigerator door. If you desire a cohesive theme to your wedding stationery, select the save-the-date cards at the same time you choose your wedding invitations. This way you can ensure that either the patterns, fonts, colors, or style of the cards will match. It will also help convey the tone of the wedding. Guests often take their cues regarding the level of formality of the wedding from the type of stationery couples choose.

When to send out the save-the-date announcements is important as well. As a general rule of thumb, it is wise to mail out the cards 6 months in advance for a standard wedding. If the wedding requires travel or extended overnight accommodations, you may want to mail them out 8 months to a year in advance to give guests the time to investigate flight costs and hotel arrangements. A wedding also may necessitate planning a vacation or personal time off from work. Therefore, ample advanced notice is advisable.

Be sure to make your guest list in advance of sending out save-the-date cards. Everyone who receives a card should also be sent an invitation prior to the wedding. Remember to include any members of your planned wedding party in the list of recipients. Just because a person has verbally confirmed attendance at your wedding doesn't mean they should be excluded from subsequent announcements. Guests may talk to one another and it is best to avoid hurt feelings and any added drama before the wedding by treating everyone equally.

Be sure to include the wedding date, your names and the location of the wedding on the save-the-date cards. You do not need to offer RSVP information or detailed specifics at this time. You may want to include a Web site URL on the card so guests can check it frequently for updates on wedding information. Be sure to also include that a formal invitation will follow at a later date. You do not want to cause confusion by having guests think that the save-the-date card is the actual invitation. Also, make sure you address the save-the-date cards correctly to show your intentions with respect to guest invites. For example, be clear about whether children will be invited and whether a boyfriend/girlfriend or another guest can tag along.

Although save-the-date cards are not a necessity, they have become a popular part of wedding planning to eliminate confusion about invitations as well as help guests plan time off for your wedding. ■





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Obituaries



David Charles Andrews, 71, passed away peacefully Nov. 30, 2017, surrounded by family and friends at his Federal Way, Wash., home following a long illness. David was born May 11, 1946, to Bernard L. and Leone M. (Lewis) Andrews in Rochester, N.Y. He

attended school in Albion, N.Y., assisted his parents at the Silver Horseshoe Restaurant in Brockport, N.Y., served in the Army during Vietnam, and owned businesses in Marina Del Ray, Calif., Denver, Colo., and Wichita Falls, Texas. Dave and Mindy were residents of Burien, Wash., for 30 years and owned and operated Superior Auto Glass before retiring to Federal Way, Wash. David was an avid reader and had many hobbies, including being “Mr. Fix-it”, and was an excellent chef. David is survived by his loving wife of 35 years, Melinda (Mindy) Fettig Andrews (originally from Richardton, N.D.); daughter, Jackie Hall of Florida; son, Anthony Bernard Andrews of Federal Way, Wash.; sisters, Carol Lally (Patrick) of Buffalo, N.Y., and Linda Christopher (Mark) of Albion, N.Y.; numerous nieces, nephews and in-laws. He was preceded in death by his parents. A Celebration of Life will be held at 1 p.m. on Sun., Dec. 10, 2017, at the Kloshe Illahee clubhouse located at 2500 S. 370th St., Federal Way, WA 98003.



Homer Brown, 80, passed away Sun., Nov. 12, 2017, at Fort Pierce Health Care in Fort Piece, Fla., where he was a resident. He was born Jan. 16, 1937, in West Virginia to the late William and Sara Brown. He is survived by his son, William (Susan) Brown of Elba, and daughter, Carol (Harry) Monogan of Waterport; a stepson, Perry Brown of Ohio;

12 grandchildren: Billyjack (Brenda) Brown, Perry (Shandra) Bethune, Tina (Zeferino) Mayorazgo, James Brown, Jeannine Bethune, Rebecca (Jason) Mann, Saraha Brown, Johnny Barringar, Carol Monogan, Teresa (Steven) Quintern, Alice Drennen, and Agnes (Rick) Weaver; 34 great-grandchildren; and two great-great-grandchildren. He is also survived by three brothers: Denny and Charles Brown of Texas and Boots Brown of West Virginia; six sisters: Madeline Williams of Florida, Barbara (Ed) Bauer of New York, Mickey (Jim) Cole, Sharon Kay Hernandez, Betty Smith of Texas, and Delta Sult of Canada; also many nieces and nephews. He was predeceased by his wife, Carol Brown; grandson Bev Ray Brown; 7 great-grandchildren: Isabella Mayorazgo, Miguel Mayorazgo, Circo DeLeon, Andrea Brown, Harry Hermey, David Drennen, & Joey Manley; three brothers: Blackie Brown, Raymond Brown, and Leonard Brown; and one sister, Dessie Talbot. There was a memorial service for Homer on Sat., Dec. 9, 2017, at the Calvary Baptist Church on Galloway Road in Batavia. A private ceremony will be held at a later date for the family in West Virginia. He will be laid to rest at Sunset Cemetery in Clay, W. Va.



Margaret “Peggy” Ferris, 84, of Kent, passed away on Dec. 1, 2017, at Strong Memorial Hospital. She was born July 16, 1933, in Rochester to the late Walter and Alice (Ellis) Helfer. Peggy loved family cookouts, Christmas and camping at Mud Bay and Black Lake with her family. Peggy is survived by her loving husband of 64 years, Eugene;

three children: Carolyn Ferris, Robert (Kim) Ferris, and Walter (Lori) Ferris; daughter-in-law Bonnie Ferris; five grandchildren: Tasha (Darrell) Moyer, Tonya (Adam) Ferris, Chad (Janeen) Ferris, Brandi (James) Fisher, and Jonathan Depew; 10 great-grandchildren including Hunter Conner who made her life worth living; sister, Millie (John) Clack; brother, John (Shirley) Helfer; several nieces, nephews and cousins. The family received friends at the Christopher Mitchell Funeral Homes, Inc., 21 W. Ave., Albion, on Thu., Dec. 7, 2017, where her Celebration of Life was held afterward. In lieu of flowers, memorials may be made to C.O.V.A., 239 S. Main St., Albion, NY 14411 or the Carlton Fire Department 14341 Waterport-Carlton Rd., Albion, NY 14411. To share a special memory of Margaret, please visit www.christophermitchell.com.



Edward C. “Old Uncle Ed” Fuller, 69, of Brockport/Holley, died suddenly at his home on Thu., Nov. 30, 2017. He was born March 23, 1948, in Rochester, a son of the late Charles and Ida (Wheaton) Fuller. Ed was a former employee of Eastman Kodak Co. Ed was

happiest when he was able to spend time with his family. He was predeceased by his brother-in-law, Roger Kingdollar; nephews Mark Wagner and Raymond Kingdollar; niece Brittanee Drexel. Ed is survived by his siblings: Linda Kingdollar, Carol (Al) Wagner and Richard Fuller; aunt, Mae Cotter; nieces and nephews Roger Kingdollar, Ann (Dennis) Buzard, Timothy (Tammy) Kingdollar and Dawn (Bob) Pleckan; several great-nieces, great-nephews and cousins. The family received friends at the Christopher Mitchell Funeral Homes, Inc., 16650 Route 31, Holley, on Tue., Dec. 5, 2017, followed by Ed’s Memorial Service at the funeral home. In lieu of flowers, memorials may be made to the family.



Stephen C. Harrington, 69, of Gasport, died suddenly Wed., Nov. 29, 2017. Born Sept. 7, 1948, in Niagara Falls, Steve is the son of the late William and Marjorie (Cavagnaro) Harrington. Steve served his country in the U.S. Army from 1968 until 1974. He married Lynn Seward July 6, 1968, at St. Stephen’s R.C. Church in Middleport. They were married for 49 years. He worked at Harrison Radiator in Lockport and was a charter captain on Lake Ontario. He originated the Erie Canal Fishing Derby, which has gone on for 27 years. His goal was to get kids and their families to fish for fun and to be together doing something for enjoyment. He was awarded the 2006 Presidents Award from Niagara County Federation of Conservation for promoting sport fishing as a family activity. Stephen enjoyed hunting, fishing and spending time with his grandchildren. Surviving Steve is his loving wife, Lynn; his children, Dawn Flowers (Dave Storms) and Brandon (Maria) Harrington. He was a loving papa to Kyle, Stephanie and Cole. Surviving siblings include William (April) Harrington, Andy Harrington, Donald Harrington, Jeffrey (Barb) Harrington, Roy (Heidi) Harrington, Christa Williams, Kevin (Bev) Harrington, Kent Harrington, Nicky Harrington, Glenn Harrington, Shawn Harrington and the late Mary Kay Harrington and David Harrington. He was the brother-in-law of Joan Harrington, Darlene (John) Bern, Bev (Kevin) Harrington and Jeffrey Seward. He is also survived by several special nieces and nephews. Family and friends attended visitation at the Sherrie-Bream Funeral Home, 4521 Main Street, Gasport, on Sun., Dec. 3, 2017. Funeral Services were held on Mon., Dec. 4, 2017, at Hartland Bible Church. The Rev. David Bern officiated. Interment followed at Acacia Park Cemetery. In lieu of flowers, memorials appreciated to a charity of one’s choice. Please go to www.sherriebreamfuneralhome.com and leave a condolence for the family.

Joan Florence Kohler Johnstone, 84, of Holley, passed away on Nov. 29, 2017. She was born July 17, 193 in Buffalo to the late Alfred and Leona Kohler. Joan lived for a time in Tonawanda before moving to Hamlin (Troutberg) for 45 years. She was predeceased by her husband, William C. Johnstone. Joan is survived by her sons, Ross A. Johnstone of Holley, and Joel M. Johnstone of Washington; grandchildren: Ryan W. Johnstone, Joel R. Johnstone, Kelsie R. Johnstone, all of Holley, and Mandy M. Johnstone of Louisiana; brother, David Kohler of Angola, N.Y.; and sister, Janice Kohler of Hannel, Fla. A Celebration of her Life was held at the Holley VFW Post 202, 8 Veterans Dr., Holley, NY 14470 on Tue., Dec. 5, 2017. In lieu of flowers, memorials can be made to Hospice of Orleans, P.O. Box 489, Albion, NY 14411. To share a special memory of Joan, please visit www.christophermitchell.com.



Charleston E. “Chuck” Newbould Sr., 80, of Holley, passed away Dec. 3, 2017, doing what he loved, hunting with his family. He was born Sept. 6, 1937, in Albion, a son of the late Robert and Emma (Laraby) Newbould. He enjoyed spending time outside hunting, gardening, and selling vegetables at his roadside stand. Chuck and his father raised chickens many years ago and would take them to several shows. Chuck was always keeping busy and loved spending time with the grandchildren. He was predeceased by his son John Newbould. Chuck is survived by his wife Donna; children Charleston (Debbie) Newbould Jr. Barbara (Carl) Gillis, Ronda Heale, Tom (Brenda) Newbould and Marjorie (James) Dale; 13 grandchildren and 12 great-grandchildren; brother, Richard (Shirley) Newbould; sister, Marjorie Kingdollar; several nieces, nephews and cousins. The family received friends on Thu., Dec. 7, 2017, at the Christopher Mitchell Funeral Homes, Inc., 16650 Route 31, Holley, where Chuck’s Funeral Service followed calling hours. Memorials may be made to Hospice of Orleans, P.O. Box 489, Albion, NY 14411. To share a special memory of Chuck, please visit www.christophermitchell.com.

Jeanette E. (Sanford) Phillips, of Medina, entered into rest on Mon., Dec. 4, 2017, at Buffalo General Hospital. Jeanette was born in Albion on July 29, 1932, a daughter to the late William and Beulah (Bordeney) Sanford. She attended the Culver Academy and was a graduate of Albion High School, class of 1951. On Oct. 31, 1953, she married George B. Phillips. After marriage, she and her husband were lifelong residents of the Medina area. Jeanette worked as a hairdresser for many years, picked apples for Roberts Farms, and also worked as a cook for Medina Central School. She was a faithful and active member of the First Baptist Church in Medina. She sang in the choir, was a member of the Elizabeth Circle, taught Sunday school and served as the Sunday school superintendent. Jeanette enjoyed reading, crocheting and doing arts and crafts. Survivors include her three sons: Denni B. (Mary Jo Capodice) Phillips, MD, Terry L. Phillips and Dale A. Phillips; four grandchildren: George M. Phillips, William J. Phillips, Tyler Froman and Kara Froman; a brother-in-law, Allen (Gladys) Phillips; two sisters-in-law, Virginia Phillips and Mildred “Millie” Bayne; three special nieces, Vicky Beatte, Zoe Daily and Sandy Young; very good friends, Mary Hall, Jean Sipple and Leslee Harmer; and her wonderful neighbors on Erin Road. Besides her parents, Jeanette was predeceased by her husband, George B. Phillips, on May 8, 1991; and siblings: Ruth Spencer, Ellen Witzel, Merle Boire and Carole Bond. Her memorial service was held on Thu., Dec. 7, 2017, at the First Baptist Church, 203 W. Center St., Medina. The Rev. Michael Stephenson officiated and private burial was in Mt. Albion Cemetery. Arrangements are being completed through Cooper Funeral Home, Medina. In lieu of flowers, memorials may be made to the Knights-Kaderli Memorial Fund, P.O.B. 684, Medina, NY 14103 or to Hospice of Orleans, P.O.B. 489, Albion, NY 14411. Please share condolences at www.cooperfuneralhome.com.



Edward Eugene Robinson entered into rest on Nov. 24, 2017. Born on Nov. 14, 1937, in Hulberton, N.Y., he was the son of Edward and Florence (Parker) Robinson. Edward served in the United States Air Force from 1954-58 and was stationed in Japan. He enjoyed his time abroad, which sparked his lifelong love of travel. He worked at Harrison Radiator in Process Developing, where he retired after 30 years. After retirement he lived in Ormond Beach, Fla., and Phoenix, Ariz. Edward was a member of the American Legion in Lockport and in Florida, enjoyed swimming, boating, fishing, water skiing, beach combing and anything to do with the ocean. He is survived by beloved daughter, Kim (Robinson) Lee. He is the cherished grandfather of Kelly Lee; cherished great-grandfather of Abigal Caswell and Julius Mannners; and a former husband and lifelong friend to Donna Glenna. He is also survived by a brother, Howard; a sister, Dorothy; and several nieces and nephews. There was no prior visitation. Private services were held at the family’s convenience. Arrangements by Taylor and Reynolds Funeral Home, 70 Niagara St., Lockport. Condolences may be offered at www.TaylorandReynolds.com, and flowers may be purchased through The Flower Barn.



Robert “Bob” J. Thiel, 55, of Albion, passed away suddenly on Dec. 2, 2017, at his home. He was born locally on April 1, 1962, to Robert W. and Jean Thiel. He lived in the area his whole life. Bob was a talented carpenter and outdoor enthusiast. Bob owned and operated B&C Landscaping for many years. He enjoyed riding his Harley and spending time with his faithful dog, Zeus. Robert was predeceased by his father, Robert W. Thiel. He is survived by his mother, Jean (Draper) Thiel; his daughters, Alicia Thiel and her long-time boyfriend, Tom Flower, and Brandi (fiancée Braeden Beutel) Adams; sister, Sharon Thiel-Corey; grandchildren Braelyn Beutel and Briella Beutel; “adopted daughter” Erin Reagan; as well as many other friends and family.. Bob was known as a man about town, but will be especially mourned by those touched by his kind and giving heart, and will be deeply missed by those closest to him. The family received well-wishers and friends at the Christopher Mitchell Funeral Homes, Inc., 21 W. Ave., Albion, on Sat., Dec. 9, 2017, where his service followed. In lieu of flowers, those wishing are encouraged to make a memorial contribution in Robert’s name to Wheels With Wings Foundation, www.wheelswithwings.org or P.O. Box 975, Cheektowaga, NY 14225. Wheels With Wings is a foundation that has helped many people with spinal cord injuries, including his daughter, regain their independence through funding for medical equipment, home modifications, rehab, advocacy, vehicles for the handicapped and more. Thank you. To share a special memory of Robert, please visit www.christophermitchell.com.

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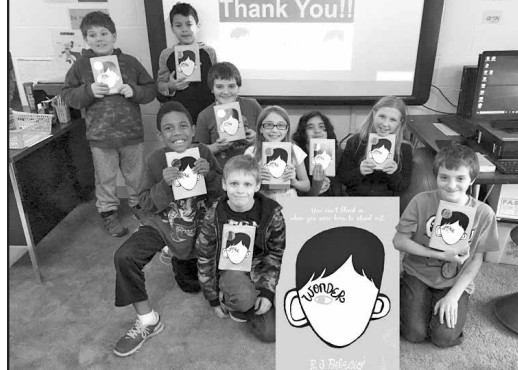
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Thank you from the bottom of our hearts for all of your thoughts, prayers, food and donations. Your love and support means the world to us. Thank you to Sheriff Randy Bower and the Orleans County Sheriff's Department, the Medina Police Department, VFW Post 1883 and the American Legion Post 204 for honoring our husband and father in such a special way. Thank you to the Rev. Fawls and the Bereavement Committee of Holy Trinity Parish St. Mary's Church for a wonderful service and luncheon. And last but not least, a special thank you to Tim Cooper and Jake Hebdon of Cooper Funeral Home. Thank you for all you did for our family. Your care and kindness made a very difficult time a little easier.

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THE LAW AND YOU

BY NATHAN D. PACE
ATTORNEY AT LAW

READING THE FINE PRINT

No one should enter into a contractual agreement casually. Key elements include the parties involved, the duration of the contract, and how to prematurely end it. While many states have passed a "plain English act," which means that the contracts must be in language that a layperson can understand, many contracts are written in archaic language that is not easily understood. Particular attention must be paid to anything involving money and dates, such as whether a contract becomes void if a delivery date is not met. Other important terms include "nonrefundable," "default," and "automatic renewal." Such phrases as "time is of the essence" and "reasonable man standard" introduce a whole body of law defining them, which a lawyer should review.

The best way to ensure your home purchase contract is in your best interests is by engaging an attorney who can answer your questions and recognize any pitfalls in the document's language, so that you will not be confronted with any unpleasant surprises down the road. You can trust the knowledgeable attorneys at the **Law Office of MACK & PACE** to handle your real estate transactions, so you can purchase your new home with confidence. Call us at to arrange an appointment.

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***HINT:** Because buying a home is the largest single purchase most of us will make, it is certainly worthwhile to have the purchasing agreement reviewed by a lawyer.*

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REAL ESTATE GUIDE

FOR RENT: 2-bedroom lower, Medina near Brunners. No pets. \$550 plus. **585.410.2449.**

One-bedroom apartment, Gasport. 716.290.1021

VILLAGE OF MEDINA: 1-bedroom apartments. \$450 plus security. **585.409.3717**

Rooms for rent, very clean, all utilities included in Albion area. Please call 585.589.4270.

SPACIOUS 2-BDRM

Holley, newly updated 2-bedroom apartment. Large rooms with dining area. \$600/month. **Please call 585.205.5221.**

Good Landlord Looking for Good Tenants. Medina, one bedroom, 400 Prospect across from YMCA. \$420 for one-year lease, no smoking, no pets. **FIRST, LAST, AND SECURITY,** washer & dryer in building. **585.721.6716.**



Apartments for Rent: 2-bedroom - \$550 plus utilities. 3-bedroom - \$650 plus utilities. Village of Holley. **585.409.1290.**

VILLAGE OF MEDINA:Single-family home for rent, \$900 plus utilities, washer/dryer hookups. **Call 585.409.3717**

Rent/Rent To Own

2-bedroom, washer/dryer hookup, Albion. \$550 per month plus utilities, security deposit negotiable. \$10,500. **585.770.0815**

FOR RENT: Warm, comfortable, quiet room in the country. **585.943.0535**

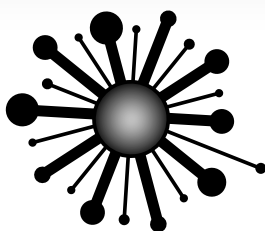
Habitaciones en alquiler en area de Albion, por favor llame al 585.589.4270.

For Rent: 2-bedroom, 1/2 house in Medina. No pets. No smoking. \$625/mo. **Call 585.507.7423.**

MEDINA: Beautiful spacious STUDIO. Kitchen w/appliances, closet space, coin laundry, parking, beautiful grounds. No dogs. **716.243.0715.**

FOR RENT in Medina country, 2-bedroom apartment. Stove, fridge & water included. No pets. Not Section 8 approved. **585.455.0170.**

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LISTINGS BY DAVID SNELL!



\$315,000! FARM!
Barre; 99 acres! Bdrms: 3;
Baths: 1 ML# R1038994



\$299,900! COLONIAL!
Albion; 2,520 sq. feet and stunning! Bdrms:
4; Baths: 3; 3 car attached garage; almost
2 acres! Desirable area! ML# R1079592



\$299,900! COLONIAL!
Gaines; Bdrms: 4; Baths: 2; 30
acres; 2 car detached garage.
ML# R1088224



\$139,900! RANCH!
Carlton; Bdrms: 3; Baths: 3;
1,202 sq. feet! David Snell ML#
R1060186

LISTINGS BY DAVID SNELL!



\$109,900! CAPE COD!
Clarendon; Bdrms: 4; Baths: 2;
Country home on about .56 acres!
ML# R1086079



\$99,900! CAPE COD!
Albion; Bdrms: 3; Baths: 1 ½; Great size
yard and backs up to St. Mary's Park!
Many new improvements! ML# R1054149



\$79,900! COLONIAL!
Albion; Bdrms: 3; Baths 2 ½; 2 car
detached garage; Great Location!
ML# R1074703



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\$249,900! CAPE COD!

Clarkson; Bdrms: 4; Baths: 2 ½; Gorgeous
Home w/46 acres of paradise and a heated
2 story shop! This will not last long! ML#
R1074927



\$119,900! EXCELLENT!

Royalton; Bdrms: 3; Baths: 1; New
Metal Roof & Siding! Meticulously
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Albion; MOVE-IN READY! NEWER
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\$44,900! RECREATIONAL!

Carlton; Bdrms: 2; Baths: 1; Recreational
Property containing 6 parcels and a cabin!
Access to parking and the lake! ML#
R1055844



\$34,900! HANDY MAN!

Check this one out! Bdrms: 4; Baths 2! On
the canal! What a great opportunity at an
affordable price to fix up! ML# R1055839

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1.6 Acre Building Lot \$17,900!
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1.6 Acre Building Lot \$16,900!
David Snell ML# R1069021

3.4 Acre Village Lot \$45,000!
David Snell ML# R1080982

REAL ESTATE GUIDE

Simple Ways to Quickly Boost Credit Scores



The road to great credit begins with consumers. Consumers who demonstrate an ability to pay bills on time and stay out of debt can make themselves more attractive to prospective creditors, which can ultimately save them thousands of dollars when they purchase homes and/or vehicles.

While strong credit scores take years to build, men and women looking to improve their scores can begin doing so rather quickly. Scores will not

skyrocket overnight, but they will begin to improve if consumers begin taking the following steps.

· Pay bills on time. Paying bills on time is one of the most effective and simplest ways for consumers to improve their credit scores. One of the credit scores lenders use to determine if they will extend credit to a given applicant is the FICO® score, which is generated by the Fair Isaac Corporation. According to the Fair Isaac Corp., a FICO score is broken down into five categories, some of which factor more heavily than others. An individual's payment history accounts for 35 percent of his or her FICO score, making it the most influential of the five factors for people who have been using credit for a long time. (Note: People with a nonexistent or greatly limited credit history may have their FICO scores more influenced by other factors.) If necessary, set up automatic payments

so all bills, but especially bills owed to creditors, such as credit card companies and student loan lenders, are paid on time.

· Pay down balances and keep them low. Paying bills on time might not be enough to dramatically improve credit scores if consumers are still only paying the minimum amount each month while maintaining high balances. After payment history, amounts owed is the second biggest influence of most consumers' FICO scores, accounting for 30 percent of an individual's score. So in addition to paying on time, consumers should try to pay more than the minimum amount due each month, ideally paying balances in full each month.

· Study your credit report. Credit scores can sometimes fall victim to errors on a person's credit report. A 2012 Federal Trade Commission Study found that roughly 25 percent of all consumers had errors on their credit reports that adversely affected their credit scores. Consumers who suspect their credit score does not reflect their credit worthiness should examine their reports, which are available to all consumers once a year for free, for mistakes. Report any mistakes to Equifax, Experian and/or TransUnion.

· Wait to apply for new lines of credit or mortgages. Consumers' credit scores take a small hit each time they apply for new lines of credit, whether it's a credit card or mortgage. Consumers who want to quickly improve their scores should refrain from applying for new lines of credit until they have increased their scores to a point where they won't mind seeing those scores take a small dip.

Consumers' credit scores can affect their lives in various ways. While it takes time to build strong credit histories, consumers can take small steps to begin improving their credit scores right away. ■



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WATERFRONT!

\$600s - \$100s



CARLTON- 14007 Wilson Rd. Ext. Over-3000-sq.-ft. ranch w/ 340' of Lake Ontario frontage! Includes concrete pier w/ boat lifts. Open floor plan, Brookhaven Cabinetry, Marvin Integrity floors, enclosed porch w/ WB fireplace, bar sink and refrigerator. Master BR suite w/ 8'x21' walk-in closet, Jacuzzi tub and glassed-in shower. Lawn sprinklers, pole barn/garage w/ water and more! Call for details! Jeanne Whipple **\$695,000**



YATES- 11916 Alps Rd.- WOW! This 3-BR, 2.5-bath custom Colonial is a must see! Light & bright rooms with wonderful views of the countryside. Professionally landscaped with brick paver walkway and patio, stone fire pit, stamped-concrete driveway. Gourmet kitchen with granite counters and stacked stone wall! Beautiful hardwood floors, laundry/mud room, finished basement! Call today! Jeanne Whipple **\$390,000**

WATERFRONT!



CARLTON- 13305 Lakeview Dr. Waterfront oasis on Johnson Creek with direct access to Lake Ontario! 32' aluminum dock included. Home has been completely upgraded in the past 5 yrs. Including new, 24'x28' pole barn/garage; sunroom addition; vinyl siding; appliances; central air; concrete sidewalk, several doors & windows, and much more. Septic new in 1989, tear-off roof in 2008. Call today! Jeanne Whipple **\$219,900**



RIDGEWAY- 525 West Ave.- Building & business for sale! This is a good, solid money-maker with unlimited potential! Great location next to the very active Medina Railroad Museum. Equipment is all up to date and building meets code requirements. Fully equipped kitchen & bar/restaurant! 12 rooms fully rented for steady cash flow! Jeanne Whipple **\$199,900**

WATERFRONT!



YATES - 12397 Lake Forest Ln.- WOW! Privacy and lots of elbow room on the lake! 170 feet of frontage, 1.5 acres! Huge yard to spread out in! Home is year round, original owner! Updated roof & windows, hot-water boiler heating system, laundry hookups. Great neighborhood. Call today! Jeanne Whipple **\$199,900**



SOMERSET- 8662 Huntington Beach Rd.- Perfect location! Captivating view of park with lake access. Cozy home with sunroom. First-floor large bedroom. Potential for second bath on 2nd floor. 2 sheds and extra-large garage/barn with cement floor. Well maintained. Ginny Hughes **\$172,000**



YATES- 11034 Roosevelt Hwy - 1.75 acres. Country raised ranch! Enjoy the huge backyard with wooded view, multi-tiered deck leading to pool and hot tub. Your family will enjoy open kitchen/dining/living area with huge family room and ample-sized bedrooms. Master bedroom includes walk-in closet w/built-ins and new bathroom. 24'x36' garage! Dual-heat source. Call today. Ginny Hughes **\$169,900**



PARMA- 247 Hinkleyville Rd.- 1 acre & 300 feet on Salmon Creek! Completely updated 3+-BR, 2-bath Colonial on a beautiful and private Creekside setting! Great floor plan w/ living room, family room, formal dining room, country kitchen and full bath down. Upstairs there are 3 bedrooms, bath with a tiled shower, plus a bonus room/playroom/office. Fantastic location in Adams Basin, close to golf courses, Erie Canal, Spencerport village and Route 531 for an easy commute. Jeanne Whipple **\$152,000**

WATERFRONT!

\$100s - \$60s



YATES- 12412 Barnum Ln. Rare 4-bdrm cottage with 100 feet of frontage on Lake Ontario! 1900 square feet plus guest cabin for even more space! Location at the very end of a lane. Close to Point Breeze, 2 minutes from the Parkway. This is a must see! Call for details! Jeanne Whipple **\$149,900**



ALBION- 1703 Oak Orchard Rd.- Ready to move right in! Nothing left to be done! Completely renovated 3-bed, 1-bath home with knotty pine, bonus room on 3rd floor with cedar closet. 1st floor offers large eat-in kitchen with nook overlooking deck & rear yard. Huge living room & lovely foyer with new 8x24 front deck. Also included is a 2-car garage w/large 2nd floor for the man of the house. Jan Nudd **\$99,900**

WATERFRONT!



YATES- 10367 Chaffee Ln. - Classic cottage on Lake Ontario built in the '40s! Fabulous views from inside & out! Concrete steps to the water, low bank with great shore protection, new deck, large lot w/ new shed and plenty of parking. New porch roof. New west-facing window for enjoying the sunsets all season long. Absolutely nothing to do but move in and relax! Call today! Jeanne Whipple **\$99,900**



RIDGEWAY- 121 Park Ave.- Great commercial location for your business. On the corner of Park Ave. and West Ave. in the village of Medina. Shovel ready. High-traffic area just a block off of Main Street. Call today! Jeanne Whipple **\$89,900**



SHELBY- 66 Lakewood Village. Brand-new home! 2 bedrooms, 1.5 baths, UPGRADED everything! 100% drywall! Extra closet space! Guest bedroom with half bath! Beautiful kitchen with large pantry and black appliances. Washer/dryer. Hi-efficiency gas furnace, 40-gallon high-efficiency water heater. Move right in to this beautiful, never lived in home! Call today! Jeanne Whipple **\$85,000**



SOMERSET- 8664 Huntington Beach Rd.- Water view ranch, enjoy lake living. Walk across the street to a park and lake access. Quaint ranch with water view in your front yard and farmland in your back. Peaceful living. Propane utilities! Ginny Hughes **\$79,900**



SHELBY- 4620 S. Gravel Rd.- Large family home with many updates to include a new furnace, hot-water heater, windows and freshly painted exterior. 4 bedrooms, 1 1/2 baths, 1st-floor laundry, dining room with woodstove, cozy living room and bright sunroom! This home is a short drive to both Rochester & Buffalo. Jan Nudd **\$75,000**



MIDDLEPORT- V/L Rochester Rd.- Public sewer available! High, dry, gorgeous parcel on Rt. 31 in Gasport. Right next to a town park. Approx. 250 feet of frontage on Rochester Rd. Gravelly soil! Also 115' frontage on State St. Perfect spot for a home or business. Jeanne Whipple **\$65,000**

\$50s - \$10s



MIDDLEPORT- 38 N. Main St.- Affordable 2-unit in the village of Middleport. Live here and let the rent income pay your mortgage! Long-term tenant would like to stay. Updated windows, one unit completely remodeled. Brand-new water heater. Call for details! Jeanne Whipple **\$59,900**



YATES - 1811 County Line Rd. - Large home with tons of potential! Spacious rooms and a blank slate to design and make your own. Great open floor plan to include 1st-floor master suite, living room, dining room, family rooms, kitchen w/ large deck and seasonal room. Call for today! Jan Nudd **\$56,000**



SHELBY- 110 Chestnut St.- Nice village home offering 3 bedrooms, 2 full baths, living room, dining room located on quiet street with large deck overlooking rear yard. Within the last 8 years seller has replaced furnace and roof. Call for details today! Jan Nudd **\$55,500**



SHELBY- 107 Lakewood Village. Very nicely maintained 2-bedroom, 2-bath mobile in Lakewood Village. 55+ community, 1-car attached garage. Move right in and enjoy the easy life. Gas furnace with central air. All appliances included (as-is). Roof is about 5 years old. Call today! Jeanne Whipple **\$55,000**



SHELBY- 735-737 S. Main St.- This is the investment opportunity you have been looking for. Live in or rent one apartment while rehabbing the 2 larger apartments. Convenient location for renters. Ample parking behind the units. Apartments will rent quickly. Good-sized rooms, lots of character. Some remodeling already complete. Great investment for the right buyer. Ginny Hughes **\$55,000**



LOCKPORT- 32 McCollum St.- Why rent, when you can own? Great investment. New roof spring 2017. Separate utilities in this home. Walking distance to shopping, banking, movies and more! Priced to sell! Call today! Dawn Fox **\$38,900**



OLCOTT- 1645 Lockport Olcott Rd.- Why rent when you can own your own home in a quaint mobile home community? Surrounded by trees and walking distance to Lake Ontario. Home features an Amish shed, newer gutters, central air & heat. Roof only 7 yrs. Old. Call today! Dawn Fox **\$13,900**



NEWFANE- 1645 Lockport Olcott Rd Lot #2.- Quaint mobile home in Olcott Retirement Community! Well-maintained, blacktop driveway, shed and carport. Partially furnished! Don't miss out, this one will go fast. Dawn Fox **\$13,500**

REAL ESTATE GUIDE

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Assoc. Real Estate Broker**NEW LISTINGS****\$29,850**

Medina- Recently renovated mobile home situated on a corner lot has much to offer. New gas furnace and AC unit including new installed ductwork installed in 2016. Other recent upgrades include new flooring throughout, as well as new countertops and backsplash in both the kitchen and bath. Home also has newer windows throughout with professionally installed window coverings. As well as built in drawers the bathroom also boasts a new shower for easier access. Master bedroom has built in dresser & large closet. Home also includes a enclosed back room and shed for extra storage. This mobile home comes complete with an enclosed sunroom to enjoy those warm summer evenings. Carpet has been changed to help keep feet warm in the winter. Appliances included. Some furniture is negotiable. **\$29,850 (B1068995)**

**\$99,900**

Albion- Wonderful 2 family property and opportunity to live in one unit and have income generated from the other unit. Completely renovated and move in ready this property offers many upgrades. Unit A has 3 bedrooms, kitchen, living room, dining room and bath. Unit B is a 4 bedroom, 1.5 bath with a large living room, dining room, kitchen and laundry room, new furnace and hot water heater. New electric service 200 amps total and split to 100 amps per unit. Newer roof and newer windows. Large back yard with privacy fence. If you are looking for a fantastic income property this is the one for you! A must see **\$99,900 (B1068995)**

**\$129,900**

Clarendon- Nice ranch on 1 acre of land on a quiet road out in the country with a beautiful view. Won't last long. Call today to schedule a viewing. **\$129,900 (B1089354)**

**\$24,900**

Alabama- Investors and DIYers will be excited to see this property. A lot of work will be required, but the potential for resale should outweigh the risk for this Oakfield, NY 4 bedroom, 1.5 bath home. Genesee County properties are at a premium in this market, so don't miss out on this opportunity **\$24,900 (B1066995)**

**\$34,900**

Batavia- Are you looking for a home to make your own? Here is the one! Endless possibilities with just over 1300 square feet. Great layout, enclosed front porch and large back deck. Home does need some cosmetic work and updating but does have great potential. Call today! **\$34,900 (B1073166)**

**\$89,900**

Somerset- Talk about unique! This one of a kind property located in the Barker School District is a must see. On 5.2 acres, this 30x20 barn conversion holds many possibilities. A former railroad outfit with living quarters on floors 2 and 3, exposed beams and a large deck off the kitchen. Although there have been no updates and there is an 8000ft² lot, this is a dream! Tackling around 8000ft², large walk-in closet, shoe shelves, and a full bath. Flooring and space prepared to make a full master bath and more closet space. There are two garages, one two car and one very large bay which include two P.C.T. tractor trailers for storage as well as a previous home site. **\$89,900 (B1064774)**

**\$24,900**

Medina- Nice Mobile Home in lovely Lakewood Village. Well situated lot with 2 storage sheds. Appliances included. Built on storage room. Small workshop area in rear of garage. Sunroom / Patio. Some furnishing included. Very close to community/ activity center. Come take a look! **\$24,900 (B1088334)**

**\$49,000**

Oakfield- Charming 3 bedroom home within walking distance of downtown Oakfield. Large living room, open kitchen and bright enclosed porch will make you want this as your own. Large fenced in yard allows for endless options and also includes a 2 car detached garage. Call today! **\$49,000 (B1087776)**

VILLAGE**\$59,900**

Middleport- Neat little home conveniently located in village on rather quiet neighborhood street. About 4 yr old roof, and newer garage. **\$59,900 (B1032024)**

**\$59,900**

Holley- Cute and comfortable home in the village of Holley! This home has everything you have been looking for including a formal dining room, sitting room, living room combo and 3 nice size bedrooms. The home boasts a very spacious yard and 2 driveways. Make this home your own with a few touch ups. Don't pass this one up if you are looking for an affordable home in the Village of Holley. **\$59,900 (B1063070)**

**\$67,500**

Batavia- Priced to sell! 3 Bedrooms, spacious living room, and the large double lot (see pictures) are the eye-catching features of this City of Batavia property. Part of the yard is fenced in for privacy, the rest is an open area large enough for a football field. Inside is ready to move in. Hardwood floors under some of the carpets. And a clean, dry basement, which is always a plus. **\$67,500 (B1079718)**

**\$69,300**

Lockport- Town- FINANCING AVAILABLE! Adorable & Affordable, double wide mobile with 2 car garage has everything you need! This friendly open layout is made for entertaining, enjoy your view of the stunning stone gas fireplace while preparing your meals in your chef's kitchen. Large master bedroom includes walk in closets & full bath. Features: Fully finished, stamped concrete patio and landscaped. Plus 11x4 storage room in garage, shed, newer tilt windows, newer arch roof, maintenance free siding. You won't believe it until you see it for yourself. **\$69,300 (B1066679)**

**\$74,900**

Medina- Large village colonial near business and school districts. Home has 3 bedrooms, 1.5 baths, second floor laundry and 1st floor office that could also be used as 4th bedroom. Home also features hardwood floors, pocket doors, natural woodwork and fenced in backyard. **\$74,900 (B1085650)**

**\$89,900**

Middleport- Charming village colonial in the Village of Middleport. This home features a first floor bedroom and laundry, formal dining room, large living room with wood burning fireplace and so much more. Updates bedrooms a very spacious. Recent updates include new electric panel, furnace, water heater and roof. Owners are also painting exterior. **\$89,900 (B1059026)**

**\$89,900**

Lockport- You will enjoy sitting on the Trex and vinyl deck (approx 6 yrs old) on this quiet neighborhood street. This beautiful updated Colonial has a possible 5th bedroom option. New flooring, updated bath, new back porch. Roof approx 6 yrs old 30 yr arch shingle, some fresh paint are just a few things this lovely home has to offer. Within walking distance to anything the city has to offer but far enough away for a peaceful evening outside. Take a look you'll be real glad you did. **\$89,900 (B1088344)**

**\$99,000**

Gaines- 3 bedroom 1 1/2 bath home with family room that leads to deck overlooking fully fenced yard. Large living room has WBS for warming chilly nights. Some updates include a sound system, Corian countertop, appliances, new front & back doors, tankless hot water heater, roof in 2017. This home has it all! **\$99,000 (B1078331)**

VILLAGE**\$114,900**

Elba- Most sought after 3 bedroom ranch in Elba. Some recent updates include Furnace, Hot water tank, plumbing and carpet. Large rooms with lots of closets. Spacious layout laundry/pantry off kitchen. 3 season room with electric freestanding lp off living room, deck overlooks 1/2 acre nicely landscaped village lot with shed, 2 car garage. A star savings of \$546 makes this ranch a real must see/hurry before it's too late! New Refrigerator and lawn mower are negotiable **\$114,900 (B1070021)**

**\$119,900**

Medina- True 4 Bedroom, 1.5 Bath home in Medina's West Village. Amazing natural woodwork and hardwood floors throughout this lovely property with a large Living and Formal Dining Room Space. Jacuzzi Tub. Full attic offers additional, usable space. Exterior boasts an open covered front porch and rear deck leading to detached garage. All appliances stay! Move right in and make yourself "at home" **\$119,900 (B1079648)**

**\$199,900**

Medina- The charm and beauty of the 1800's shines through in this Victorian Inspired Empire Revival Home. 4 bedrooms with the possibility of a 5th and a great floor plan make the possibilities endless. Never kitchen with radiant heat floors, granite counter tops and new cabinets. In addition to a beautifully maintained interior, the grounds to this property are sprawling around the exterior of the property with flower beds, immaculate landscaping and a large barn that is a rare find in the village. Within walking distance to downtown Medina, this home has it all! Call Today! **\$199,900 (B1087084)**

**\$34,000**

Yates- Auction Properties are sold AS-IS without any guarantee or warranty by seller. Property may be occupied. NO SHOWINGS AVAILABLE - please do not trespass. **\$34,000 (B1085145)**

**\$55,000**

Hartland- New rural homestead listing in Hartland's agricultural district. 4 bedroom, 2 full bathroom farmhouse on over 6.5 acres! This Colonial style residence has the high ceilings and natural woodwork, along with oversized rooms that are commonly found in homes of this era. Interior and exterior work will be required to bring this home back to its original grand state. Although, the new owner WILL have a solid structure to work with as the dry basement and non-very floors throughout will attest to. About 2" of the 6.5 acres are currently being farmed. Furnace approximately 15 years old, water heater 5. \$55,000 (B1086102)

**\$79,900**

Ridgeway- This possible 4 bedroom rural cape-style home sits on over a half acre tree-lined lot and boasts a sprawling first-floor w/ expansive kitchen and living/dining combo. Tons of storage, including several of walk-in closets. Partially finished basement w/ walk-out offers additional living space or possible in-law set-up. Don't forget central air, metal roof, enclosed porch and a detached garage are also being offered here! **\$79,900 (B1088247)**

**\$84,900**

Carlton- Charming little home with a sizable lot to complete the property. It also includes a ginormous, heated garage that will fit any hobby! 3 bedrooms upstairs with a larger landing area. Many possibilities to make this house your new home. **\$84,900 (B1070757)**

**\$95,000**

Cheektowaga- First time home buyers and empty nesters will be the most excited to see this Cheektowaga Cape. Large yard, A/C and open first-floor layout will appeal to any buyer looking in Erie County. Then, taking into consideration the hardwood floors, dog-friendly fully fenced back yard and attached garage, this listing will have people saying, "I'll take it!" Additional potential living space in the basement, too (currently partially being used as a man cave). **\$95,000 (B1063532)**

COUNTRY**\$106,200**

Barre- Beautiful farmhouse set on over 3 acres. 3 bedrooms, large open kitchen, sun porch and covered deck. The original charm of this home shines through with vaulted ceilings in the living room showing the original exposed beams. Newer windows throughout and 2 sets of sliding glass doors allow for tons of natural sunlight to shine throughout the home. Large detached garage gives you enough space for vehicles and storage. **\$106,200 (B1079487)**

**\$115,500**

Royalton- Very nice well-cared for cape home in a lovely quiet neighborhood. Roy-Hart School District with fenced yard, attached garage and shed. Filled with character, with no shortage of hardwoods and built-ins. An absolute must see! **\$115,500 (B1087329)**

**\$118,900**

Rochester- This well maintained split level is on a side neighborhood street but minutes away from expressways, shopping and restaurants. The roof is in excellent condition, 15 years old. Hardwood floors throughout the house. Large living room leading to dining room makes this space ideal for entertaining. First floor family room leaves many options for the new homeowner. The backyard is fully fenced in with active motion lights. Attached 1 car garage with electric opener. Very dry basement with installed drain. Another installed drain in the driveway to avoid standing water. **\$118,900 (B1085914)**

**\$119,900**

Gaines- UNIQUE & CHARMING DESCRIBES THIS ONE OF A KIND HOME! WITH SOME IMAGINATION & RENOVATIONS YOU HAVE AN OPPORTUNITY TO OWN THIS UNIQUE ESTATE. 13 FT CEILINGS, CROWN MOULDINGS, LIBRARY, 2 MARBLE FIREPLACES, 2nd KITCHEN ALLOWS FOR PERFECT IN-LAW OR RENTAL SITUATION. PICTURE PERFECT SETTING WITH CARRIAGE HOUSE. OUTSTANDING CURB APPEAL. **\$119,900 (B1037090)**

**\$124,900**

Irondequoit- So many updates, this cozy colonial will not last long! New roof, refurbished floors-2014, new windows-2015, fully painted exterior-2016, updated landscaping and new entry way doors-2017. A must see! **\$124,900 (B1083659)**

**\$129,900**

Hartland- DID SOMEONE SAY COOKOUT???? Grab your lawn chair and your sunglasses. It's time to have that picnic you've wanted so long to host now that you have a beautiful backyard and deck to commence the gathering. This large lot offers a serene setting that will bring you back to nature everyday. Enjoy your morning coffee or evening R&R on one of the upper decks. This adorable 1 owner ranch can easily be converted back to a 3 bedroom. There is also a 4th bedroom option. Take a look for yourself you will have everything to gain! **\$129,900 (B1085050)**

**\$129,900**

Elba- 1850's Farmhouse in Elba school district. 3 possible 4 bedrooms, large Living room with wood burning fireplace, formal dining room, country kitchen with walk in pantry + first floor laundry. Back patio overlooking serene setting plus enclosed side porch & central air. Just decorate to taste. **\$129,900 (B1074182)**

**\$134,900**

Shelby- Rural raised ranch reasonably priced. Buyers will be adding this to their list of homes to see in Medina, NY (Town of Shelby). 3 bedrooms, 1.5 baths, detached garage, 2 living spaces (living room and family room), enclosed back porch, and a private, large backyard in Orleans County is what you're looking for. BOMM, here you go! Not to mention there's a bedroom on each floor, central A/C, additional patio, no maintenance very siding and a workshop off of the garage. Inside and outside, this home has what many buyers are looking for. **\$134,900 (B1073791)**

COUNTRY**\$140,000**

Yates- Immaculate, well maintained lakefront cottage, electric heat with thermostat in each room. Spectacular view of lake from all lakeside rooms. Insulated for year round living. Deep lot with detached garage. Road from East Lakeshore Road to Cottage row is maintained (plowed) by town. **\$140,000 (B1073644)**

**\$159,900**

Albion- You will struggle to decide what part of this property you love the most! Beautifully maintained 3 bedroom home with a sun kitchen including white quartz counter tops. Sliding glass doors off of the living room lead to a deck that will allow you to enjoy the outdoors and overlook the many amazing features that the backyard has to offer. Attached garage has been turned into living space that includes a hand crafted bar that is every man's dream. And don't worry, there is still plenty of room for storage with the newly constructed pole barn and shed at the property. Enjoy summer nights on the deck, and by the pond, surrounded by the fire pit, thrilling the over 3 acres through the mowed trails or taking care of chickens in the chicken coop. What more could you ask for? **\$159,900 (B1079484)**

**\$179,999**

Alabama- The property set back off the road with 2 large yards front & rear for pets or family fun. This location also offers great hunting right across the street in Genesee County on the Refuge. Also, there are a couple of nice barns w/12' over head doors. **\$179,999 (B1066324)**

**\$187,500**

Yates- Beautiful waterfront ranch on Lake Ontario. Watch the incredible sunsets from the deck overlooking the lake. This incredible ranch has two bedrooms, 1.5 baths, on demand hot water available in master bath, large living room complete with wood stove, a kitchen/family room combo and a separate laundry room. The front of the cottage has a full view of the lake with sliding doors leading to an open porch that runs the full length of the home! A one car detached garage with separate storage area completes this amazing waterfront property! This one is not to be missed. **\$187,500 (B1077453)**

**\$299,000**

Albion- Beautiful country log home tucked behind treed 1 acre lot in Albion school district. ceramic tile foyer kitchen and 1st floor bath. living room with slider to trek deck overlooking multiple out buildings and 2 story barn. Heated floors in full walk out party finished basement has gas stove. Also equipped and ready to hook up to heat 1st floor. A real must see!! **\$299,000 (B1043016)**

**\$54,900**

Medina- Village of Medina 2 unit with upper and lower apartments. Lower unit is one bedroom with formal dining room. Upper has two bedrooms. Both units have their own laundry hook up and are very spacious. Live in one unit and rent the other to help pay your mortgage. **\$54,900 (B1087925)**

**\$74,900**

Medina- Village two unit with tons of updates. The main side of the home is very spacious with open living/dining room area. Kitchen opens up into family room and also has laundry area. There are three bedrooms, large clean basement and a garage with a workshop. Live in one side and have a tenant on the other to help pay the mortgage. Would also make a great in-law apartment. All appliances are included in both units. Updates include 2 new boilers and water heaters in 2015, total tear off in 2017 and new concrete patio out back. **\$74,900 (B1085376)**

**\$74,900**

Medina- This lovely maintained Duplex has 4 bedrooms each side with porches, parking, and green space besides! Large living and dining areas, private basement and attic access for both units. Washer/ Dryer hook-ups, and tons of recent upgrades! All this within walking distance of Historic Downtown Medina plus a water view of the Erie Canal. Call today to get in on the action! **\$74,900 (B1054938)**

MULTI-UNITS**\$129,900**

Middleport- Large three unit in the Village of Middleport. First floor has 2 one bedroom apartments. Second floor is one apartment with 3 bedrooms, 2 baths and formal dining. All tenants are in one year leases. Will need some notice for showings. Property also has 2 garages. **\$129,900 (B1086623)**

**\$225,000**

Batavia- Looking to make a great investment? Here is your chance! All 5 apartments are currently rented. Owner also has 117 Bank Street which is also on the market with 7 units and shares a driveway with this property. Each unit has specific utilities included. This information will be provided when requested. **\$225,000 (B1074309)**

**\$299,900**

Batavia- Looking to add to your investment properties or get started with one? Here is the place to go. Fully occupied and ready for you to start making money. Owner also has 117 Bank Street on the Market which is an additional 5 apartments that are also all currently rented. Each unit has specific utilities included. Information will be provided when requested. Call Today! **\$299,900 (B1075238)**

**\$39,900**

Medina- Great village commercial building with tons of options. Building is 3,276 square feet and has 6 bays. Sale also includes parcel 343401-079-012-0003-080. **\$39,900 (B1084123)**

**\$149,900**

Medina- Oh, if these walls could talk... For Sale: O'Brien's Tavern, a staple in Medina's revitalized Business District since the early 20th Century. This turn-key is ready for a new generation of ownership! With a massive horseshoe bar, full kitchen space, and an expansive open patio, the key is in the lot to this facility. List of included equipment available, including a walk-in cooler, flat top grill, keg cooler and ice machine. 2nd floor offers residential space (2 bedrooms, 2 full baths) perfect for supplemental income or owner-occupant living quarters. Updated roof and bamboo flooring with plenty of parking. Take advantage of this opportunity to own a local legend that has stood the test of time! **\$149,900 (B1087560)**

**\$184,900**

Lockport- Great opportunity with many options. Currently being used for a hair salon in operation. It can be purchased with the equipment in place or no equip. Included. This can be turned back into a single family residence, a multi unit investment or a business of your your choosing. Currently has a 2 bdrm apartment upstairs for income or to live on site. So many choices for this very versatile property **\$184,900 (B1075907)**

**\$189,900**

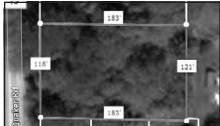
Medina- Well established hair salon in Medina's historic business district. Sale includes building with 2 storefronts, Vision 2000 business with all equipment and inventory. Salon also has tanning business with 3 booths, pedicure chairs and nail tables. Run your business on one side and rent the other out. The possibilities are endless! The current tenants rent both the lower and upper floors. Owner just put in new flooring and furnace with central air on the salon side. Each unit has separate basement for storage and there is a back lot for additional parking. Owner currently brings in \$950 a month for upper and lower rentals. **\$189,900 (B1085330)**

**\$199,900**

Brookport- Combo Money Maker Here! Over 4000 square feet of Commercial and Residential space. First Floor Laundromat with all equipment included! Expansive 2nd-floor apartment bringing in \$875/month rent for the 3 bedroom apartment. All near SUNY Brookport College Campus. **\$199,900 (B1069552)**

COMMERCIAL**\$249,900**

Shelby- Great opportunity at this price. Recent development has left few available properties on this Maple Ridge Road Strip in Medina (Route 31A). With a 6,500 AADT, the daily road traffic is there. Also, being located just across from Medina Central Schools doesn't hurt either! Currently being used by a dealership for overstock, but the options are limitless. Building on premise is a blank slate awaiting your commercial design. **\$249,900 (B504254)**

**\$7,500**

Somerset- Great spot to build your home in Barker school district just north of the village. Public water & sewer at road. Wooded lot for privacy. Unbelievable price owner ready to sell! **\$7,500 (B1076211)**

**\$17,000**

Albion- A peaceful & Serene setting for your getaway cottage. Tree-lined lot on hill overlooking Marsh Creek you can hear the water running & will forget your just minutes away from Lake Ontario. Electric & telephone already on property. **\$17,000 (B1081539)**

**\$20,000**

Royalton- Large residential building lot at end of Ben Way Development. Very irregular in shape with raw land. Close to Lockport amenities but country feel. Utilities at road except no public sewer. **\$20,000 (B472857)**

**\$20,000**

Royalton- Nice size building lot in Ben Way Subdivision, minutes from Lockport and it's amenities. Utilities at road, except public sewer. Will need septic system. **\$20,000 (B472859)**

REAL ESTATE GUIDE

MEDINA: Spotless 1- & 2-bedroom apts. Appliances, laundry, blinds & balcony. No pets or smoking. **585.735.3071.**

Holley Apartment
Freshly updated, 2-bedroom apartment. Affordable and clean. \$600 per month. Please call 585.205.5221 for details.

New Listing: 11293 Ridge Rd., Medina. Large 2-bedroom upper. Off-street parking. Newly remodeled. \$600 includes water, plus utilities. Security deposit required. **Not Section 8 approved.** **585.749.8035.**

For Rent in Medina village. 2-bedroom lower apartment. Stove, Fridge & water included. No pets. **585.455.0170.**

For Rent: Commercial Storefront, Main St., Medina, fully equipped restaurant, ready to go. **585.589.7478.**

AVAILABLE: UPPER 1-BEDROOM APARTMENT, VILLAGE OF ALBION. NO PETS! **585.589.9423.**

1-, 2-, and 3-bedroom apartments in Albion area available. Newly remodeled, energy efficient. Please call **585.589.4270** for more information.

RENT 2-BEDROOM
2-bedroom apartment in Medina, quiet neighborhood. Includes stove & refrigerator, storage shed. Laundry hookup. Ample parking. Private back yard. No smoking. No pets. References & verifiable income required. Call **239.772.5310.**

One-bedroom apartment, Gasport. **716.290.1021**

Twin Apple Properties LLC. One bedroom 525 West Center, Medina, ground floor includes heat and water only \$540 first, last and security 585.721.6716.

New Listing: 325 West Ave., Medina. Lower, large one-bedroom apt., hardwood flooring, private parking \$525/month includes water, plus utilities. Security deposit & first month rent required. Not Section 8 approved. **585.749.8035.**

FOR RENT: 3-bedroom, Albion. \$675. No pets. **585.589.7478.**

Say you saw it in the Lake Country Pennysaver!

MUST SEE
UPDATED, CLEAN 2-BEDROOM. Affordable utilities. Must see. HOLLEY. **585.205.5221.**

Cute 3-bedroom house, newly remodeled, village location. By application only. Proof of income, references needed. **585.589.4270**

Twin Apple Properties LLC. Ground floor one bedroom, senior discount \$515 includes water. 2 Batavia Ave., Medina, washer and dryer in building. Frst, last and security 585.721.6716.

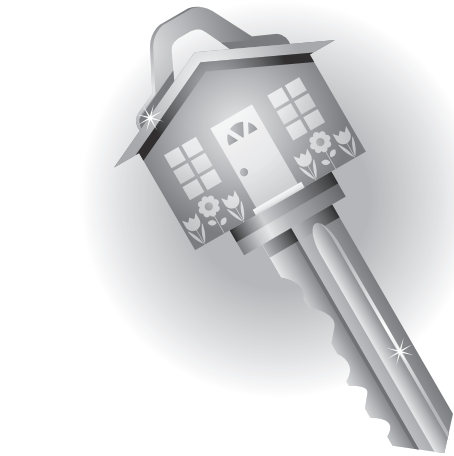
For Rent: Large, spacious one-bedroom apartment. Newly remodeled! **585.233.8097.**

For Rent: Nice 3-bedroom mobile near Barker. Water, garbage, sewer & lot included. \$490/month. **716.795.9106.**

For Rent in Medina country, small 1-bedroom apartment. Stove, fridge & water included. Not Section 8 approved. No pets. **585.455.0170.**

FOR RENT: 2-bedroom lower, Medina near Brunners. No pets. \$550 plus. **585.410.2449.**

VILLAGE OF MEDINA: 1-bedroom apartments. \$450 plus security. **585.409.3717**



Rooms for rent, very clean, all utilities included in Albion area. Please call **585.589.4270.**

Good Landlord Looking for Good Tenants. Medina, one bedroom, 400 Prospect across from YMCA. \$420 for one-year lease, no smoking, no pets. **FIRST, LAST, AND SECURITY,** washer & dryer in building. **585.721.6716.**

Apartments for Rent: 2-bedroom - \$550 plus utilities. 3-bedroom \$650 plus utilities. Village of Holley. **585.409.1290.**

SPACIOUS 2-BDRM
Holley, newly updated 2-bedroom apartment. Large rooms with dining area. \$600/month. Please call **585.205.5221.**

WOODROE REALTY

www.WoodroeRealty.com

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Kelly K. Bielak
Real Estate Salesperson
585-590-2211



Judy L. Szulis
Real Estate Salesperson
716-560-3463



Elizabeth (Beth) Webb
Real Estate Salesperson
585-797-4991

NEW LISTING



3464 - RIDGEWAY - 3-bdrm, 2-full-bath mobile sitting on 1.3 acres w/insulated detached 2-car garage w/elec & woodstove. Master bdrm w/master bath, open floor plan. 1st-floor laundry, Cathedral ceiling, Block foundation. Large shed. Blacktop driveway w/ plenty of parking space. **\$57,000** Debi Woodroe

WATERFRONT



3452 - WATERPORT - Fisherman's dream home! 2-, possible 3-bdrm, year-round home on LAKE ALICE. Listed below assessment. Detached garage, 1st-floor laundry, bonus room, roof & furnace only 4 yrs old. Backyard partially fenced. Stairs to deck on water. **\$119,900** Cheryl Krug Wirth



3288 - MEDINA - Solid 3-bdrm, 1.5-bath home w/refinished hardwood floors, large eat-in kitchen, formal dining room, 1st-floor laundry, high lot w/dry basement. 3-car detached garage. **\$49,900** Karen Vanderlaan Conn



3453 - MIDDLEPORT - 3-bdrm Cape Cod w/new roof 2016. 1st-floor laundry, office, several newer windows, eat-in kitchen, formal dining room, enclosed front porch, large backyard, barn w/overhead door. **\$79,900** Cheryl Krug Wirth



3461 - OAKFIELD - Very well-maintained 3-bdrm home with new roof, furnace, central air & gas fireplace within last 10 yrs. 2-car garage, covered patio, blacktop driveway, sunroom/den, hardwood floors, replacement windows & more. **\$99,900** Cheryl Krug Wirth



3463 - NEWFANE - 3-bdrm, 1.5-bath ranch w/dining room, family room, 1st-floor laundry, fully fenced-in yard on a corner lot, in-ground pool & much more. I imagine the possibilities with a little elbow grease you could make this house your home. **\$49,900** Cheryl Krug Wirth



3410 - ALBION - Take a step in time with this 1800s over-7,000-sq-ft Greek Revival. Restored to it's original grandeur. 6 bdms, 3 full baths, 3 half baths, 5 fireplaces, parlor, library. Formal dining room, amazing natural woodwork & hardwood floors. 100 x 30 ballroom w/bar & 100 x 20 stamped concrete partially enclosed patio sitting on 6 acres. Electric, plumbing, heating, septic & roof all redone. **\$730,000** Cheryl Krug Wirth



3436 - GASPORT - Large farmhouse with a 30 x 40 two-story barn plus a 20 x 24 garage/barn. Johnson Creek bordering property line. Eat-in kitchen, formal dining room, two living rooms, 1st-floor laundry. 3, possible 4 bdms, 2 full baths sitting on approx. 1 acre. **\$89,500** Debi Woodroe



3445 - SHELBY - MEDINA SCHOOL - Cozy ranch in the country on an acre sitting on a nice piece of land. Newer sump pump, hot-water heater, flooring and interior paint. 1st-floor laundry. Finished attic. Make this beautiful home your own. **\$69,999** Beth Webb



3460 - GAINES - Priced below assessment! Doublewide mobile on almost an acre in the country. Appliances stay. New septic 2012, permanent backup generator only 3-4 yrs old, some newer windows, large front porch, public water & cable. **\$59,900** Cheryl Krug Wirth



3432 - GAINES - Great opportunity! 2 very-well-maintained 2-bdrm apartments each w/2nd-floor laundry, 1.5 baths, patio & access to the large back yard. New gutters 2016, roof 2014, wiring & panel box updated 2012, mostly new windows plus both units have updated forced-air gas furnaces. **\$90,000** Chery Krug Wirth



3394 - MEDINA - Two apartments where the tenants pay all their own utilities plus they take care of mowing the lawn and snow removal. One tenant has been there 4+ yrs. One furnace and one hot-water heater replaced in 2015. **\$24,900** Cheryl Krug Wirth

COMMERCIAL



3393 - RIDGEWAY - Great opportunity! 48x60 metal bldg. w/ concrete floor, wall-mounted radiant heater, office space, bath, loft storage, 3 overhead doors all on 2.2 acres on a primary road for plenty of exposure. **\$100,000** Cheryl Krug Wirth

COMMERCIAL



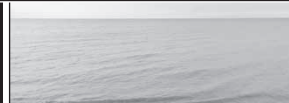
3459 - MIDDLEPORT - Mixed-use property offers endless income opportunities office space, retail, machine shop, apartments, ect. Loft-style apartment on 2nd floor w/thermal windows, laundry, oversized walk-in shower, kitchen w/ island & open living area. 1st-floor currently 2 large garage areas, workshop, utility/restroom & office space. **\$125,000** Cheryl Krug Wirth

COMMERCIAL



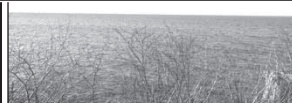
3387 - HOLLEY - Great place to work & live. Large open floor plan on 1st floor for your business. Large 3-bdrm, 1.5-bath apartment on second floor w/cathedral ceiling & loft. Full walkout basement in back. Side deck. Commercial loading in back. **\$90,000** Karen Vanderlaan Conn

LAKEFRONT LAND



3395 - CARLTON - Almost an acre on Lake Ontario w/100' of lake frontage plus a large shed. Public water & high-speed Internet available. Owner will hold mortgage w/good downpayment & good credit. **\$65,000** Debi Woodroe

LAKEFRONT LAND



3239 - CARLTON - Awesome view of Oak Orchard Harbor from this 100' lake frontage lot. Close to Parkway for easy commute to Rochester. Cable & water at road. **\$48,000** Debi Woodroe

LAKEFRONT LAND



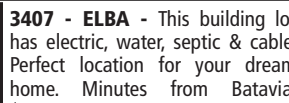
3241 - CARLTON - WOW! 200' of Lake Ontario lake frontage. Near boat launch, awesome fishing & dining at Point Breeze. Watch the boats go in & out of Oak Orchard Harbor. Listed below assessment. **\$92,000** Debi Woodroe

LAKEFRONT LAND



3240 - CARLTON - 100' frontage on Lake Ontario. Near public boat launch, fishing & dining at Point Breeze. Watch the sailboats & fishing boats go in & out of Oak Orchard Harbor. **\$48,000** Debi Woodroe

LAND



3407 - ELBA - This building lot has electric, water, septic & cable. Perfect location for your dream home. Minutes from Batavia. **\$39,900** Cheryl Krug Wirth
3406 - ELBA - Almost an acre. Build your dream home! This country property has all the beginnings... already a well, septic & driveway. **\$29,900** Cheryl Krug Wirth

Open House



REAL ESTATE GUIDE

OPEN HOUSE: Wed., Dec. 13 • 5-6 p.m.

81 State St., Apt. 10B, Holley • 585-205-5221

Updated, affordable, spacious 2-bedroom apartment for rent. **\$600/month.** Located in quiet complex just inside the village within walking distance to amenities, Holley Falls and canal park.



FOR RENT in Medina country, 2-bedroom apartment. Stove, fridge & water included. No pets. Not Section 8 approved. **585.455.0170.**

Rent/Rent To Own

2-bedroom, washer/dryer hookup, Albion. \$550 per month plus utilities, security deposit negotiable. **\$10,500. 585.770.0815**

FOR RENT: Warm, comfortable, quiet room in the country. **585.943.0535**

Habitaciones en alquiler en area de Albion, por favor llame al 585.589.4270.

For Rent: 2-bedroom, 1/2 house in Medina. No pets. No smoking. **\$625/mo. Call 585.507.7423.**

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FEATURED



3393 - RIDGEWAY - Great opportunity! 48x60 metal bldg. w/concrete floor, wall-mounted radiant heater, office space, bath, loft storage, 3 overhead doors all on 2.2 acres on a primary road for plenty of exposure. **\$100,000** Cheryl Krug Wirth (585)749-9067 • **WOODROE REALTY • (585) 798-1934**



YATES - 11034 Roosevelt Hwy. - 1.75 acres. Country raised ranch! Enjoy the huge backyard with wooded view, multi-tiered deck leading to pool and hot tub. Your family will enjoy open kitchen/dining/living area with huge family room and ample-sized bedrooms. Master bedroom includes walk-in closet w/built-ins and new bathroom. 24'x36' garage! Dual-heat source. Call today, Ginny Hughes \$169,900 • **WHIPPLE REALTY • (585) 765-2000**



Somerset- Talk about unique! This one-of-a-kind property located in the Barker School district is a must see. On 5.2 acres, this 3-bdrm, 3-bath barn conversion holds many possibilities. A former seafood outlet with living quarters on floors 2 and 3, exposed beams and a large deck off the kitchen. 2300 sq ft has been rehabbed and there is an 800-sq-ft inlaw suite (1 bdrm/1 bath) which is currently being used as a mancave. Plumbing and electrical redone over the last three years. Master bedroom is a girl's dream! Totaling around 800 sqft, large walk-in closet, shoe shelves, and a half bath. Framing and space prepared to make a full master bath or add more closet space. There are two garages, one two-car and one very-large bay which include two 8'x53' tractor trailers for storage as well as a previous horse stall. **\$89,900 (B1064774) • ZAMBITO REALTORS • (585) 798-9898**



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ORLEANS COUNTY



LYNDONVILLE, 17 GARLAND ST. Lovely Colonial on a quiet street in the village! Large lot w/above-ground pool and deck. Family rm features woodburning stove, formal dining rm for entertaining, 1st-flr laundry as well as a 1st-flr bedroom. H230677 **B1086357 - \$94,000 - 3 BR/1.5 BA - Kathleen M Crissy** c: 716-807-8287**



RIDGEWAY, 2841 S. LYNDONVILLE RD. Location! Nearly 2 acres between Medina and Lyndonville! 20+ ft long LR overlooks deck! The high ceiling, full span, precast bsmt is equipped w/3 work benches! H225647 - MBG - B1083678 - \$115,000 - 3 BR/1 BA - 434-8458 - James Watson** C: 716-417-1964



MIDDLEPORT, 2925 JOHNSON CREEK RD. All the charm of yesteryear in this 2+-bdrm, brick farmhouse w/15 acres! Features lg updated kit w/appls, 1st-flr laundry, huge DR, LR and beautiful stairway to lg bdrms up! H168317 - **B1065352 - \$175,000 - 2 BR/2 BA - Maureen A Neumann** c: 716-622-9593**



MIDDLEPORT, 4644 PEET ST. 3-bdrm, 2-bath ranch on 1/2 acre w/2-story Parco barn/workshop! Family rm features gas frpl, kitchen w/pantry and sliders to rear deck overlooking private yd. Country living at its finest! H219527 - MBG - **B1081219 - \$157,500 - 3 BR/2 BA - Kathleen M Crissy** c: 716-807-8287**



LOCKPORT, 53 THE COMMON. Cute as a button describes this condo in demand area w/ two-car garage! Fresh paint, updated kitchen, full, semi-finished basement and lots of storage make this a must see! H195327 - **B1069946 - \$116,000 - 2 BR/1.5 BA - Nancy Post Lange* c: 716-417-8382**

LAND

SHELBY, 5577 E SHELBY RD. Unique property on 3.4 acres in the country features 1-bdrm and 1-bath cabin w/Pellet stove, 2-story shed w/ sleeping quarters and a 3rd shed to store pellets for the stove. H234296 - **B1088045 - \$29,000 - Land - Bernie Hoffmeister* 585-737-2087**

SOMERSET, V/L LAKEVIEW DR. Beautiful, serene location! 82'x194' lot w/scenic view of Lake Ontario w/ perpetual deeded access! Located in picturesque Niagara County w/ nearby orchards! Features apples, black and English walnut trees! H114247 - **B1044880 - \$16,900 - Michele M Tracy* c: 716-984-2906 & Katherine Moore* c: 716-213-3169**

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R321353: \$26,500 • 8.2 acres located on Hall Rd. and Rt. 31A (4th Section Rd.) • wooded land - great for horses or the hunter! • build your dream home in the woods • public water at road • Call Jim at 615-0800

HOME OF THE WEEK



R1069333: WATERPORT • \$119,900 • Totally redone seasonal home! • 1200-sq.-ft. ranch • 3 bedrooms, 1 full bath • woods leading to creek • fine fishing along water or just minutes to Lake Ontario • 1.8 acres of privacy • Call Bruce at 739-4525 for details



R1062983: WATERPORT • NOW \$325,000 (SEE NOTES BELOW) • HOME HAS RECENTLY UNDERGONE EXTENSIVE RENOVATIONS! • Ceramic tile countertops, also new cupboards, woodstove in kitchen • skylights & vaulted ceilings • living rm with woodstove • lg. full bath on 1st floor • formal dining room • 6'x32' enc. porch • 1st-floor master bedroom • lg. barn • PLEASE NOTE: (1) House w/10 acres can be purchased separately for \$139,900 (2) 69.8 acres (approximately 51 tillable) can be purchased for \$189,900 (separately) • Call Jim at 615-0800 for details. • **PRICE REDUCED!**



R1083957: ALBION • \$100,000 • HISTORICAL DOWNTOWN BUILDING! • Was used as office space, but can be converted into home, restaurant, or antique shop. Bring your ideas and dreams! • complete tear-off roof within last 3 years • over 4400 sq. ft. • full basement • across from Courthouse Square



R1076702: GAINES • NOW \$99,500 • Nice country setting! • 3 bdrms, 2 full baths • formal din. rm • full basement • private backyard • 1.9-acre lot • oversized 2-car det. garage • Call Jim at 615-0800 for details • **HUGE PRICE REDUCTION!**



R1058176: ALBION • \$39,900 • 3 bdrms, 1 full bath • larger eat-in kitchen w/ an island • lg. living rm • quiet location on outskirts of village • complete tear-off roof 5 years ago • high-efficiency gas furnace • could be a comfortable family home w/ some attention • priced to sell - \$27,000 under assessment! • Call Jim at 615-0800



R1080834: ALBION • \$49,900 • 3 bdrms, 2 baths • vinyl siding • open front porch & open rear deck • village deep lot (183') • renovation in process • good starter house • Call Jim at 615-0800



R1076649: LYNDONVILLE • \$169,900 • Year-round home on Lake Ontario • 4 bdrms, 2 full baths • full basement w/ workshop/canning room • central air • oil heat • woodstove in basement / heat ducts to kit. & bdrm • public water • newer sump pump • newer roof • electric-start generator • paved driveway • 1,440 sq. ft. of living space • Lyndonville School district • Call Jim at 615-0800 for details!



R1069612: ALBION • \$69,900 • Well-maintained home! • 3 bedrooms • vinyl siding • central air • gas budget \$52.00 • electric \$52.00-\$60.00 • Call Bruce at 739-4525 for all details!



R1024224: ALBION • NOW \$19,900 • Home needs rehab! • furnace, hot-water tank & electrical service are 2-3 yrs old • interior needs drywall work, flooring & painting • exterior needs painting & the roof needs attention • there are several newer Thermopane replacement windows upstairs • Call Jim at 615-0800 for details. **PRICE REDUCED!**



R309799: ALBION • \$75,000 • Use your imagination! • property known as "The Old Mill" • can still be used as a grain dryer • access to railroad • historical building • Call Jim at 615-0800



R1057958: ALBION • \$49,900 • Many business possibilities here! • 3-story bldg. w/ original Medina sandstone • presently used as a hair salon • attached, but separate storefront was used as a restaurant • each unit has separate utilities • 2nd story is wide open • also a 3rd floor • owner willing to sell some equipment • 2 tanning booths • hair salon: 1100 sq. ft. of usable space • 2nd unit has approx. 600 sq. ft. • Call Jim at 615-0800



R233903: ALBION • Commercial property • \$62,500 • environmentally clean • high-traffic area • convenient location • deep lot • 1,800 sq. ft. • new architectural roof • freshly painted • Note: owner will finance (terms & conditions to be determined)



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GARAGE SALES & AUCTIONS

Dos and Don'ts of Donating Items to Charity

Donating gently used household items, toys, furniture, and clothing to charity has many benefits. Such donations can help the less fortunate, while donors can take advantage of tax benefits while decluttering their homes.

There is also an environmental advantage to donating items rather than putting them in the trash. Goodwill Industries International, Inc. says that, over the last few years, generous people have helped to keep billions of pounds of clothing and household items out of landfills.

Organizations that collect donations put them to use in many different ways. A portion of donated items may be sold in charity shops and other retail centers. This provides an avenue for less fortunate individuals to purchase items that are steeply discounted from regular retail prices. Some clothing donations are sold to recycling manufacturers who turn them into rags or industrial cleaning materials. Donated clothing and other items may even end up in the hands of private enterprises, who then sell it in developing nations at costs lower than regularly imported clothing, providing an affordable way for people living in poverty overseas to purchase items for themselves and their families. The organizations then put the money made from such sales toward their operational expenses and to develop programs to continue to help the less fortunate. Charities like Goodwill and The Salvation Army indicate on their websites that proceeds from charity and thrift shops go directly to support education, work and drug rehab programs.

Individuals who choose to donate goods to charity can follow a few tips to ensure their donations go as smoothly as possible.

DO walk around the house and gather items that are no longer being used. Look in basements, closets, garages, sheds, attics, and anywhere you are inclined to stash items to get them out of the way. Pay special attention to materials that you haven't used in months or years.

DON'T donate just anything. Ensure that items are in working condition and are in good repair. Don't give away things with rips or stains. Make sure electronics you plan to donate are operational.

DO call first to find out any rules or restrictions regarding donations. Some groups won't accept items that have been recalled or do not meet current safety standards (think some baby gear). Specialty items like computers, vehicles or mattresses may have specific requirements for donations.

DON'T overlook the idea of selling items privately at a garage or yard sale and then donating the funds to the charity. This way the organizations save time sorting and refurbishing donations, and they still benefit from the financial donations.

DO see if the charity will pick up large items. Many organizations have their own fleet of vans and trucks and will have specific pickup windows during certain months. This helps make the donation process more efficient, and can reduce the hassle on donors.

DON'T forget to receive a market value of the used items donated to the charity and a receipt. This will help you when it comes time to claim charitable donations during tax season. ■



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Many working professionals aspire to be as productive as possible. In working environments where employees are forced to wear many hats, efficiency can help workers meet their deadlines and get tasks accomplished.

Organization can help professionals keep track of their work assignments and stay on schedule. Staying organized does not come naturally to everyone, and those finding it difficult to juggle various assignments at once can try the following strategies to stay organized and increase their productivity.

- Stop multitasking. While it can seem counterintuitive for people with a lot on their plates to stop multitasking, researchers at the University of Utah found that performance suffers when people try to do more than one thing at a time. While researchers discovered that a small percentage of people they dubbed "supertaskers" were capable of multitasking without adversely affecting their performance, the vast majority of people should avoid trying to tackle more than one task at a time. Professionals can work on different projects throughout the day, but allot time for each project rather than trying to work on several at once.

- Schedule each day. Establishing a schedule and making it as accessible as possible is another way to stay organized and increase productivity. Professionals can make use of scheduling apps on their tablets or smartphones, even setting alerts so they do not forget about projects or meetings. Routinely check the schedule throughout the day, marking off tasks as they're completed.

- Cut back on time spent in meetings. A 2014 survey from AtTask conducted by Harris Poll reported that American workers at companies with 1,000 employees or more spend just 45 percent of their workdays tending to their primary job duties. Survey participants reported spending 40 percent of their time in meetings, tending to administrative tasks and dealing with interruptions. In lieu of in-person meetings, professionals can discuss projects via mass emails, which can be a much more efficient means to organizing and discussing a project than sitting in a room several times per week.

- Take breaks throughout the workday. Busy professionals may feel as though they don't have time for breaks during a typical workday. But such breaks can benefit workers in ways they might be unaware. For example, the Association for Psychological Science notes that research has shown that building breaks into a workday helps professionals stay sharp and productive. And when workers take their breaks matters, too. Researchers at Baylor University discovered that mid-morning breaks were more beneficial than late afternoon breaks. ■

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TO PROTECT AND SERVE



On Nov. 16, 2017, Holley Police charged **David Rizzo**, 46, of Holley, with Harassment 2nd Degree - Physical Contact, and Menacing 3rd Degree. He was arraigned in Town of Murray Court in front of the Honorable Judge Gary Passarell and was remanded to Orleans County Jail in lieu of \$250 cash bail. Rizzo was scheduled to return to court on Jan. 13, 2018.

On Nov. 17, 2017, Holley Police charged **Ryan J. Childs**, 23, of Hilton, with Driving While Intoxicated: Previous Conviction Designated Offense within 10 Years; Operating a Motor Vehicle While Impaired by Drugs - 1st Offense; Driving with Obstructed View; and Failure to Keep Right – Two-Lane Road. He was arraigned in Town of Murray Court in front of the Honorable Judge Spada and was remanded to Orleans County Jail in lieu of \$500 Cash/Credit Bail. Childs was scheduled to return to Court on Jan. 17, 2018.

On Nov. 19, 2017, Holley Police charged **Brandon J. Torres**, 24, of Albion, with Driving While Intoxicated - 1st Offense; Refusal to Take Breath Test; and Equipment Violation – No/ Inadequate Plate Lamp. He was arraigned in Town of Murray Court in front of the Honorable Judge Spada and released on his own recognizance. He was scheduled for a refusal hearing on Dec. 8 and for a return to court date on Dec. 21.

On Nov. 23, 2017, Holley Police charged **Jordan E. Deskins**, 20, of Holley, with Aggravated Unlicensed Operation of a Motor Vehicle 2nd Degree: 3/More Open Suspensions on 3/More Dates, and Equipment Violation – No/ Inadequate Plate Lamp. She was issued an appearance ticket for arraignment at Town of Murray Court on Dec. 7 in front of the Honorable Judge Spada.

On Nov. 27, 2017, on East Bank Street in Albion, the Albion Police Department charged **Brandon M. Belski**, 22, with Petit Larceny.

On Nov. 28, 2017, on South Main Street in Albion, the Albion Police Department charged **Theresa D. Schaffer**, 43, with Criminal Possession of a Controlled Substance 7th Degree; Aggravated Unlicensed Operation of a Motor Vehicle 3rd Degree; and Failed to Yield Right of Way at a Stop Sign.

On Nov. 28, 2017, at an undisclosed location, the Albion Police Department charged a 14-year-old male with Menacing 3rd Degree.

Medina Police Department charged **Christina Hare**, 41, of Medina, on Nov. 28, 2017, with Violation of Village Ordinance Dog at Large. Hare was issued an appearance ticket and was scheduled to return Dec. 11 to Ridgeway Town Court.

Medina Police Department charged **Ebony M. Shine**, 31, of Medina, on Nov. 29, 2017, with two counts Criminal Contempt 2nd Degree. Shine was arraigned and

released on her own recognizance and was scheduled to return Nov. 30 to Shelby Town Court.

On Nov. 29, 2017, on Quaker Hill Road (County Line) in Albion, the Albion Police Department arrested **Alaina R. Dickinson**, 30, on the execution of a bench warrant.

On Nov. 29, 2017, on Telegraph Road in Middleport, the Albion Police Department arrested **Bryan M. Beach**, 33, on the execution of a bench warrant.

On Nov. 30, 2017, at an undisclosed location, the Albion Police Department charged a 12-year-old male with Petit Larceny.

Medina Police Department charged **Mathew P. Parker**, 28, of Medina, on Dec. 1, 2017, with Aggravated Harassment 2nd Degree. Parker was arraigned and held on \$500 bail and was scheduled to return Dec. 4 to Ridgeway Town Court.

On Dec. 2, 2017, on West Avenue in Albion, the Albion Police Department charged **David J. Simoni**, 29, with Possession of a Forged Instrument 1st Degree.

On Dec. 2, 2017, on Route 31 in Albion, the Albion Police Department charged **Aaron D. Coley**, 30, with Aggravated Unlicensed Operation of a Motor Vehicle 3rd Degree and Operation of a Motor Vehicle by an Unlicensed Driver.

On Dec. 3, 2017, on East Avenue in Albion, the Albion Police Department charged **Anthony S. Williams**, 41, with Speed Violation: Speed in Zone; and Aggravated Unlicensed Operation of a Motor Vehicle 3rd Degree.

On Dec. 3, 2017, on West Academy Street in Albion, the Albion Police Department charged **David L. McCall**, 55, with Disorderly Conduct.

On Dec. 4, 2017, at police headquarters at 106 N. Platt St., Albion, the Albion Police Department charged **Amber S. Holloway**, 26, with Petit Larceny.

On Dec. 4, 2017, at police headquarters at 106 N. Platt St., Albion, the Albion Police Department charged **Kimberly J. Socchia**, 25, with Petit Larceny.

Medina Police Department charged **James A. Groves**, 48, of Medina, on Dec. 4, 2017, with Criminal Contempt 2nd Degree. Groves was arraigned and held on \$500 bail and was scheduled to return Dec. 7 to Shelby Town Court.

Medina Police Department charged **Michael J. Stachewicz**, 27, of Medina, on Dec. 5, 2017, with Reckless Endangerment 2nd Degree; Criminal Mischief 4th Degree; and Violation of Village Ordinance Possession and Discharge of a Weapon. Stachewicz was arraigned and held on \$3,000 bail and was scheduled to return Dec. 7 to Shelby Town Court.

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Recently the personal trainer students completed a Davies Test with their clients. It involved placing two pieces of tape 36" apart on the floor and the security and law enforcement students assuming a push-up position with one hand on each piece of tape. They were then instructed to move their hand to cover the other, alternating every 15 seconds. "It is a good test of fitness to perform because if these students go into the law enforcement field they will need to be in good shape," says Mr. Wilkie.



Certified Personal Trainer student Cortez Henderson (Lockport) works with Security and Law Enforcement student Ariane Wachob (Lyndonville).

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Healthy Holiday Dessert Option

A certain measure of overindulgence is anticipated during the holiday season. Rich foods and desserts are served, and parties are plentiful. However, those who plan to stick to their healthy eating plans can still enjoy tastes of the season without compromising their fitness or dietary goals.

Many recipes can be made healthier with some simple substitutions, and that even includes decadent desserts. Take, for example, "Wickedly Decadent Deep Chocolate Truffles" from "Low Fat for Life," (DK) by Sue Krietzman. This low-fat version of a high-fat classic will taste delicious without being too sinful.



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- 6 oz. semisweet chocolate
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- 1/2 tsp. vanilla extract
- 1/2 oz. semisweet chocolate, grated

1. Break the chocolate into a bowl over a pan of simmering water. Let it melt, stirring occasionally.
2. In a separate bowl, whisk together the fromage frais and sugar. Whisk in the vanilla.
3. When the chocolate is melted and smooth, remove from the heat and allow to cool slightly. Slowly whisk the chocolate into the fromage frais mixture, using a rubber spatula to incorporate every bit of chocolate. Cover with plastic wrap and chill for an hour.
4. Line a baking sheet with waxed paper. Scatter the grated chocolate on a plate. Scoop out the chilled chocolate mixture in teaspoonfuls, roll into balls, then roll the balls in the grated chocolate and put on the prepared baking sheet. Cover with plastic wrap and refrigerate until firm.
5. Put the truffles in small paper cases. Store in an airtight container in the refrigerator until ready to use.

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