



REYNOLDS AUCTION COMPANY *presents...*



Public Auction

2008 Tioga County Real Property Tax Foreclosures

Tioga County,
New York

AUCTION
Thursday,
August 7, 2008
at 7:00 pm

Registration &
Preview 6:00 pm



**Public preview &
information
session:**

Thursday,
July 31 at 7:00 pm

Doors open at
6:30 pm

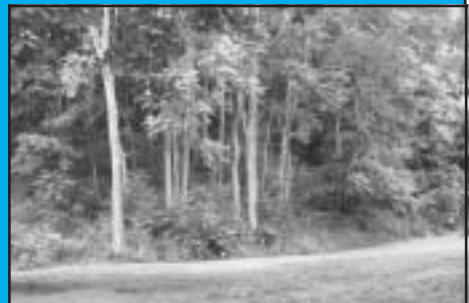


This booklet also
available online at
www.reynoldsauktion.com

Available Auction Lots located in:

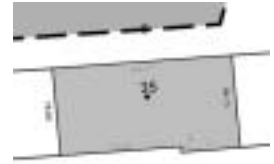
- Barton
- Owego
- Spencer
- Newark Valley

Auctioneer
John T. Reynolds, CAI
Telephone 315-597-8815
Fax 315-597-5030

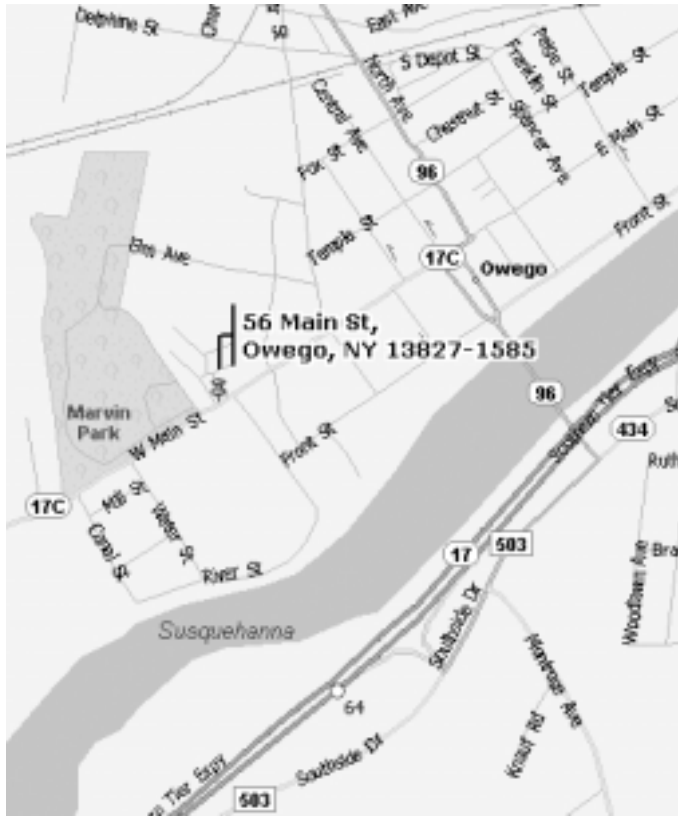


Tioga County
AUCTION LOCATION
County Municipal Building
56 Main St., Owego, NY
Thurs, August 7 at 7:00 pm
Registration & Preview 6:00 pm

Auction Lot #: 1 **Account #: 203**
Address: 456 Broad St., Waverly
Municipality: Town of Barton
Tax Map# 166.20-2-35
Land Size in Acres: 164' x 84'
2008 Assessment: \$93,333.00
Last Owner: Donald Woodruff
Parcel Code - use: 710 - Manufacture
Est. Yearly Taxes Due: 4,800.00
School District: Waverly
Public Water: yes
Public Sewer: yes
Tax Foreclosure Year: 2006



Property Description:
 Brick and concrete block buildings. There appears to be three structures on the property. There is loading dock and ground level loading facilities. Possible Pennsylvania rail siding???? The location is favorable and zoning is conducive to a variety of commercial activities. The property appears unoccupied. Consider this as an investment or and addition to your business prosperity.



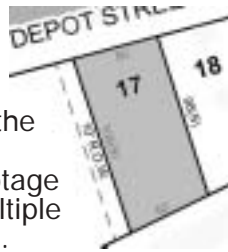
Public preview & information session:
Thursday, July 31 at 7:00 pm
 Doors open at 6:30 pm
 at above location



Auction Lot #: 2 Account #: 583
Address: 72 - 74 South Depot St., Owego
Municipality: Town of Owego
Tax Map# 128.08-2-17
Land Size in Acres: .12 acre
2008 Assessment: \$60,750.00
Last Owner: Gary Haskall
Parcel Code - use: 483 - Converted Residence
Est. Yearly Taxes Due: 3,200.00
School District: Owego - Apalachin
Public Water: yes
Public Sewer: yes
Tax Foreclosure Year: 2006



Property Description:
 Unusual wood frame structure that is considered a converted residence. Part of the building has one floor while the remainder has two stories. This building has LOTS of square footage and seems like it could have multiple uses. It seems to be unoccupied. Check the property boundaries because there, just possibly, might be limited off street parking. This would certainly add to value!



Auction Lot #: 3 Account #: 453
Address: Ketchumville & Lamb Roads
Municipality: Town of Newark Valley
Tax Map# 44.00-1-57.10
Land Size in Acres: 52.21 acres (+/-)
2008 Assessment: \$38,375.00
Last Owner: Mary Beth Schell
Parcel Code - use: 323 - Rural Vacant
Est. Yearly Taxes Due: 1,500.00
School District: Newark Valley
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006

Property Description: Another magnificent property . . . 52 acres in a rural location with piece and quiet at the south east corner of Ketchumville and Lamb Roads; mature woods and tillable fields. This property will be sold by the acre with that high bid amount multiplied by the number of whole tax map identified acres. BUT . . . the REAL value here is the potential for gas leases. NYS Real Property Tax Law (Article 11) provides that the tax foreclosure process cuts off all title and interest of the owner, and also all other claims and liens, including mortgages and judgments. Recorded easements and rights of way are not cut off. Do your homework, due diligence, for this property . . . but it is considered that any pre-existing gas or mineral leases have been terminated by this tax foreclosure process. AS with other vacant parcels in Tioga County, the UPSIDE investment potential here appears tremendous!

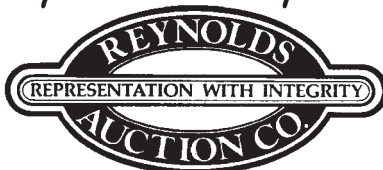


POINTLESS...

*If the **WORK** isn't **COMPLETED** on time, it's pointless!*

- Auctions • Appraisals • Sealed bids
- Liquidations
- Asset purchases

Get it done! Get it done on time!



Get it done right!

www.reynoldsauktion.com 1-800-724-7616



Auction Lot #: 4

Account #: 452

Address: 1021 Lamb Road, Newark Valley

Municipality: Town of Newark Valley

Tax Map# 44.00-1-54

Land Size in Acres: 192.29 acres (+/-)

2008 Assessment: \$124,650.00

Last Owner: Mary Beth Schell

Parcel Code - use: 240 - Rural Residential

Est. Yearly Taxes Due: 4,900.00

School District: Newark Valley

Public Water: no

Public Sewer: no

Tax Foreclosure Year: 2006

Property Description: Magnificent property - rural, quiet location with 192 acres of splendor. Two story wood frame house with metal roof. House condition - unknown. Several out buildings; some post and beam each with its own special use and distinct character. All of the buildings appear vacant. This property enjoys peace and quiet, mature woods and tillable fields. This property will be sold by the acre with that high bid amount multiplied by the number of whole tax map identified acres. BUT . . . once again, the REAL value here is the potential for gas leases. NYS Real Property Tax Law (Article 11) provides that the tax foreclosure process cuts off all title and interest of the owner, and also all other claims and liens, including mortgages and judgments. Recorded easements and rights of way are not cut off. Do your homework, due diligence, for this property . . . but it is considered that any pre-existing gas or mineral leases have been terminated by this tax foreclose.



John T. Reynolds, Inc.
Reynolds Auction Co.
993 Canandaigua Road
Palmyra, New York 14522

Tele : 315-597-8815
FAX : 315-597-5030

AUCTION LOT # _____

WINNING BID # _____

PROPERTY BID ACKNOWLEDGMENT

I have purchased on this date, August 7, 2008 at public auction from the Reynolds Auction Co., the agent for Tioga County, New York, real property known as:

Address: _____

Description: _____

Purchase price bid \$ _____ { _____ }

Buyers Premium (10%) _____

Total Amount Due _____ Tax ID # or Social Security #

Deposit Amount - _____

Remainder due \$ _____ ~ cash ~ cert/guar funds ~ pers chk

BUYER: _____ Tele.: _____

ADDRESS: _____ Tele.: _____

ADDRESS : _____ Zip: _____

Specific to the above property for which I am **HIGH BIDDER**, I do hereby certify and acknowledge that as Buyer, I understand and accept...

1. all auction Terms & Conditions, as itemized in the bid package, whether stated orally or in writing.
2. that all auction Terms & Conditions will be strictly enforced without exception.
3. that I have sufficient funds to meet the deposit requirements as established by the Terms & Conditions of sale.
4. that my signature to this required document is legally binding.

Buyer's Signature

white - Original (file copy) yellow - Tioga County pink - Purchaser

Auction Lot #: 5

Account #: 497

Address: 2445 Wilson Creek Rd, Newark Valley
Municipality: Town of Newark Valley
Tax Map# 43.00-1-31
Land Size in Acres: 190.55 acres (+/-)
2008 Assessment: \$236,250.00
Last Owner: John E. Martyak
Parcel Code - use: 240 - Rural Residential
Est. Yearly Taxes Due: 8,300.00
School District: Newark Valley
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006



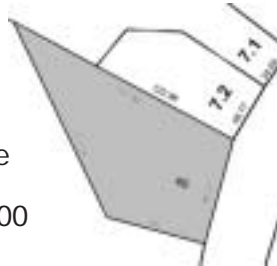
Property Description: Large parcel of land, slightly more than 190 acres. The property includes a two story wood frame house (in need of substantial repair). It also has out buildings to include a large post and beam barn, board and batten siding with multiple levels and a concrete block milk house. Note that in the basement milk parlor that there are wooden cow stanchions! The property buildings are vacant. This property will be sold by the acre with that high bid amount multiplied by the number of whole tax map identified acres. BUT . . . ONCE AGAIN, the REAL value here is the potential for gas leases. NYS Real Property Tax Law (Article 11) provides that the tax foreclosure process cuts off all title and interest of the owner, and also all other claims and liens, including mortgages and judgments. Recorded easements and rights of way are not cut off. Do your homework, due diligence, for this property . . . but it is considered that any pre-existing gas or mineral leases have been terminated by this tax foreclosure.



Auction Lot #: 6

Account #: 126

Address: 8 Water Street, Candor
Municipality: Town of Candor
Tax Map# 61.13-1-8
Land Size in Acres: 86' x 197'
2008 Assessment: \$62,222.00
Last Owner: Ruth Mott
Parcel Code - use: 210 - Single Family Residence
Est. Yearly Taxes Due: 2,140.00
School District: Candor
Public Water: yes
Public Sewer: no
Tax Foreclosure Year: 2006



Property Description: Very NICE double wide manufactured ranch style home with small front porch (appears occupied). The home has light green vinyl siding, is well skirted and the roof seems to be in excellent condition. Natural gas service. Nice sized yard with mature trees. Good off street parking. It is just a fact that this is a well cared for home and property, in a nice neighborhood that is close to community services. Give this opportunity VERY serious consideration.



Auction Lot #: 7

Account #: 120

Address: 3537 Wilson Creek Road, Berkshire
Municipality: Town of Berkshire
Tax Map# 43.00-2-13
Land Size in Acres: 1.87 acres
2008 Assessment: \$70,529.00
Last Owner: Rose Terenzi
Parcel Code - use: 210 - Single Family Residence
Est. Yearly Taxes Due: 1,725.00
School District: Newark Valley
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006



Property Description: Two story wood frame, green shingled, home with nice front porch and two car detached garage. The home appears occupied. The roof looks to be sound and many of the windows (some are bay windows) are protected by storm windows. The yard is LARGE, offering ample play area for children and, there is an existing deck for an above ground pool. The detached garage appears to have the bonus of a shop area. Plus there is a small creek at the north east property boundary. Nice rural location but you still have neighbors near by. There is NO doubt - this location is superior and the home offers tremendous potential!



Auction Lot #: 8

Account #: 1357

Address: 447 Park Avenue, Waverly
Municipality: Town of Barton
Tax Map# 166.15-7-28
Land Size in Acres: 77' x 137'
2008 Assessment: \$87,600.00
Last Owner: Richard J. Koons
Parcel Code - use: 220 - 2 family residence
Est. Yearly Taxes Due: 3,850.00
School District: Waverly
Public Water: yes
Public Sewer: yes
Tax Foreclosure Year: 2006

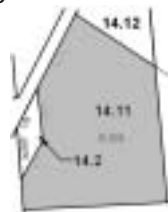


Property Description: Victorian home with full front porch and wonderful ginger bread novelty trim! Note the beautiful round window at the peaks of the home. Gray shingled exterior. Although this property is classified as a two family home, it appears, because of the utility configuration, to be a three family residence. The property appears vacant. Substantial off-street parking! Located at the corner of Park and Lincoln Avenues with good frontage on both streets. This may be an architecturally significant property!

Auction Lot #: 9

Account #: 808

Address: 2457 Moore Hill Road, Nichols
Municipality: Town of Nichols
Tax Map# 160.00-1-14.11
Land Size in Acres: 6.80 acres
2008 Assessment: \$44,700.00
Last Owner: Roy D. Rogers
Parcel Code - use: 271 - Manufactured Housing
Est. Yearly Taxes Due: 1,225.00
School District: Tioga
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006

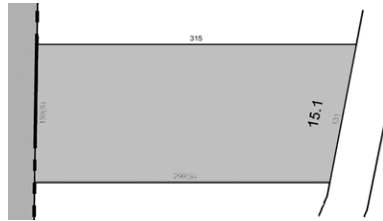


Property Description: Older style manufactured home that looks to be in very good condition. Good neighborhood. There is a very nice, LARGE yard, almost seven acres that enjoys mature trees and landscaping. This property is occupied. This just looks like a GREAT opportunity for investment or a very nice starter home!

Auction Lot #: 10

Account #: 239

Address: 42 Water Street, Candor
Municipality: Town of Candor
Tax Map# 61.13-1-15.10
Land Size in Acres: 140' x 315'
2008 Assessment: \$55,556.00
Last Owner: Charles and Sheila Baker
Parcel Code - use: 210 - Single Family Residence
Est. Yearly Taxes Due: 1,960.00
School District: Candor
Public Water: yes
Public Sewer: no
Tax Foreclosure Year: 2006



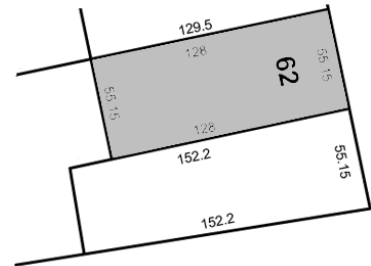
Property Description: Light green vinyl sided single story home with a front porch. This house appears to be unoccupied. Many of the windows are new and the roof appears sound. Behind the home there is a deck with an above ground pool. There is a two car detached garage with what may be a work or shop area. Note the LARGE lot! You may share the driveway with the neighbor. Nice creek across the street. Get to work on this and make a nice home for your family and have a great work/shop area for your hobbies!



Auction Lot #: 11

Account #: 639

Address: 549 Clark Street, Waverly
Municipality: Town of Barton
Tax Map# 166.15-1-62
Land Size in Acres: 55' x 128
2008 Assessment: \$62,133.00
Last Owner: Arlene Zimmer
Parcel Code - use: 210 - Single Family Residence
Est. Yearly Taxes Due: 3,000.00
School District: Waverly
Public Water: yes
Public Sewer: yes
Tax Foreclosure Year: 2006



Property Description: Two story wood frame colonial single family home in a nice residential neighborhood. Tan vinyl siding, many new windows and roof with architectural shingles. Nice front porch to watch the traffic go by and a large backyard for children's play. Substantial off street parking. This home appears to be unoccupied. Although this building has been deemed "unsafe" by the Village of Waverly . . . with your rehabilitation of this property, it would be a wise investment as a starter home, or investment cash flow.



Auction Lot #: 12

Account #: 1484

Auction Lot #: 13

Account #: 1481

Address: 105 Fox Street, Owego
Municipality: Town of Owego
Tax Map# 128.08-2-30
Land Size in Acres: .05 acre
2008 Assessment: \$22,500.00
Last Owner: Marianne V. Macaluso
Parcel Code - use: 210 - Single Family Residence
Est. Yearly Taxes Due: 1,700.00
School District: Owego - Apalachin
Public Water: yes
Public Sewer: yes
Tax Foreclosure Year: 2006

Address: 103 Fox Street, Owego
Municipality: Town of Owego
Tax Map# 128.08-2-31
Land Size in Acres: .05 acre
2008 Assessment: \$22,500.00
Last Owner: Marianne V. Macaluso
Parcel Code - use: 210 - Single Family Residence
Est. Yearly Taxes Due: 2,100.00
School District: Owego - Apalachin
Public Water: yes
Public Sewer: yes
Tax Foreclosure Year: 2006



Property Description: Two story wood frame (appears occupied) structure, light gray vinyl siding, a small backyard and limited off-street parking. This house could be your home or monthly investment income. Again - opportunity here!

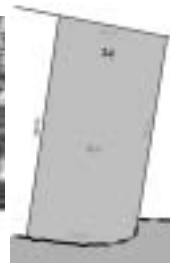
Property Description: Two story wood frame (unoccupied) structure that suffers from partial fire damage. There is a small backyard and good off-street parking. Look past the obvious, the fire damage and purchase this property "right". Rehabilitate the structure and you have a fine home or monthly investment income. Opportunity here!

This property will be offered separate and together with Auction Lot #13.

This property will be offered separate and together with Auction Lot # 12.



Auction Lot #: 14
Account #: 126
Address: 10 Ithaca Road, (St Rt 96B), Candor
Municipality: Town of Candor
Tax Map# 61.05-1-34
Land Size in Acres: 124' x 246'
2008 Assessment: \$38,889.00
Last Owner: Thelma M. Row
Parcel Code - use: 210 - Single Family Residence
Est. Yearly Taxes Due: 1,500.00
School District: Candor
Public Water: yes
Public Sewer: no
Tax Foreclosure Year: 2006



Property Description: Two story wood frame, gray shingled home that needs rehabilitation! Unoccupied. Very nice sized village lot with mature trees and shrubs. There is a beautiful small barn or out building at the rear of the property. The rear property boundary is at Catatunk Creek. Could be MORE land value here!!!!



Auction Lot #: 15
Address: 14 Main Street, Lockwood
Municipality: Town of Barton
Tax Map# 122.18-1-16
Land Size in Acres: 108' x 113'
2008 Assessment: \$2,132.65
Last Owner: LOCO Holdings, LLC
Parcel Code - use: 210 - Single Family Residence
Est. Yearly Taxes Due: 2,310.00
School District: Waverly
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006

Account #: 10139



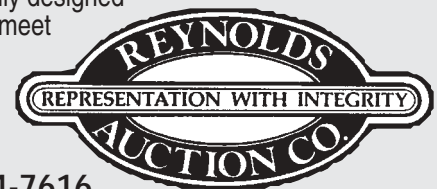
Property Description: Two story colonial wood frame residence with good Main Street location. Large front porch with small side and rear porches. Green (low maintenance) asbestos shingle exterior. Small barn/out building at the rear of the property. Very nice large side and back yards with mature trees. This property is unoccupied. It needs rehabilitation, with strong UP-SIDE potential!

THE REYNOLDS AUCTION CO.

offers more than thirty years of Professional Marketing and Sales experience selling commercial assets, business inventories, estate contents and all types of real estate. Our clients include local businesses, recognized corporations; local, regional and national banks; attorneys, individuals, selected court systems, local municipalities, Federal and New York State agencies, and recognized charities. To best serve our clients we are fully insured including substantial liability protection, maintain fidelity bonding and are licensed or certified in several states.

COMMITMENT TO QUALITY

Whether the asset value is large or small, the need for expert service remains the same. Based upon the character of the assets and the scope of the marketplace, our promotional efforts can be local, regional or national. We will develop a cost effective marketing plan and organized sales effort specifically designed and implemented to meet the unique needs of each client.

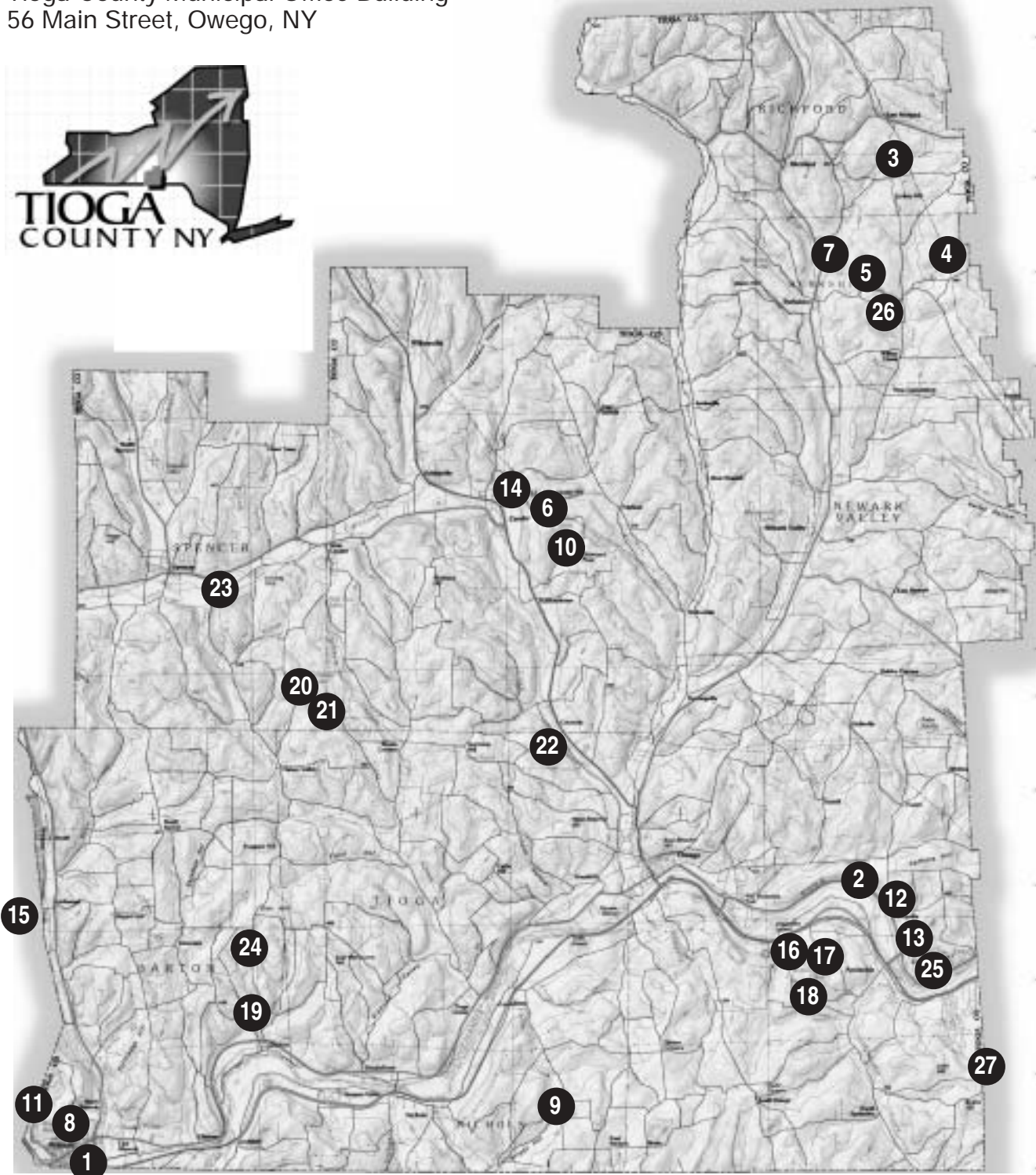


1-800-724-7616
www.reynoldsauktion.com

PROPERTY LOCATION MAPS

Auction: Thursday, August 7th at 7:00 pm
Registration at 6:00 pm in the...

Edward Hubbard Auditorium
Tioga County Municipal Office Building
56 Main Street, Owego, NY



Auction Lot #: 20 Account #: 1528
Address: Hagadorn Hill Road (east side), Spencer
Municipality: Town of Spencer
Tax Map# 81.00-2-13.20
Land Size in Acres: 6 acres
2008 Assessment: \$4,132.00
Last Owner: William K. and Diane Washington
Parcel Code - use: 314 - Rural Vacant Land less than ten acres

Est. Yearly Taxes Due: 150.00
School District: Spencer-Van Etten
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006

Property Description: This property is next to and south of the next Hagadorn Hill Road property. It is nicely wooded and treed sloping down and away from the road. This property has 100' of road frontage and depth that gives it 6 acres of area! Once again,

check with the local authorities for suitability to build!

This property will be offered separate and together with Auction Lot #21.



Auction Lot #: 21 Account #: 530
Address: Hagadorn Hill Road (east side), Spencer
Municipality: Town of Spencer
Tax Map# 81.00-2-14

Land Size in Acres: 200' x 215'
2008 Assessment: \$4,132.00
Last Owner: Robert Eastman
Parcel Code - use: 311 - Residential Vacant Land

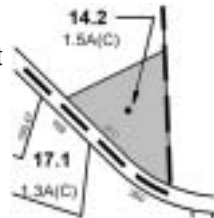
Est. Yearly Taxes Due: 160.00
School District: Spencer-Van Etten
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006

Property Description: Nicely wooded and treed piece of land that slopes down and away from the road. Could this be your ideal building lot? If you like it, be sure to check with the local authorities for suitability. This property is located across from the address known as 588 Hagadorn Hill Road.

This property will be offered separate and together with Auction Lot #20.



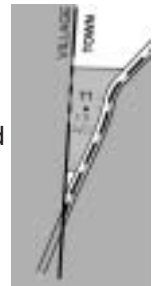
Auction Lot #: 22 Account #: 1969
Address: Spaulding Hill Road, Owego
Municipality: Town of Tioga
Tax Map# 105.00-1-14.20
Land Size in Acres: 1.5 acres
2008 Assessment: \$3,333.00
Last Owner: Glen W. Kelsey
Parcel Code - use: 314 - Rural Vacant Land less than ten acres
Est. Yearly Taxes Due: 100.00
School District: Tioga
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006



Property Description: One and one-half acres rural vacant land that could be a (possible) wonderful building lot! Note that the southeast hedgerow may be the property boundary. Located across from the address known as 435 Spaulding Hill Road. Gorgeous view!



Auction Lot #: 23 Account #: 1667
Address: East Hill Road (west side), Spencer
Municipality: Town of Spencer
Tax Map# 57.00-1-71
Land Size in Acres: 1.5 acres
2008 Assessment: \$2,066.00
Last Owner: Thomas E. Spicer
Parcel Code-use: 323-Vacant Rural Land
Est. Yearly Taxes Due: 80.00
School District: Spencer-Van Etten
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006



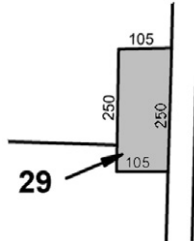
Property Description: This is a steep hill side location. The mature trees might make a good wood lot. The property boundary begins about 1/10th mile below the address known as 137 East Hill Road. The lower property boundary may border a pond. Representative photograph.



Auction Lot #: 24

Address: 310 Oak Hill Road, Barton
Municipality: Town of Barton
Tax Map# 146.00-2-29
Land Size in Acres: 250' x 105'
2008 Assessment: \$30,667.00
Last Owner: LOCO Holdings, LLC
Parcel Code - use: 210 - Single Family Residence
Est. Yearly Taxes Due: 800.00
School District: Tioga
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006

Account #: 10599

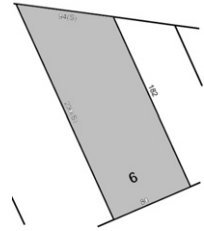


Property Description: Vacant land, 250 foot frontage. Look for the burned-out structure with stone foundation. You might say that this property is a "fire sale".



Auction Lot #: 25

Account #: 216
Address: 65 East Avenue, Owego
Municipality: Town of Owego
Tax Map# 117.20-2-6
Land Size in Acres: .39 acre
2008 Assessment: \$10,250.00
Last Owner: E. C. Burrell
Parcel Code - use: 311 - Residential Vacant Land
Est. Yearly Taxes Due: 500.00
School District: Owego - Apalachin
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006



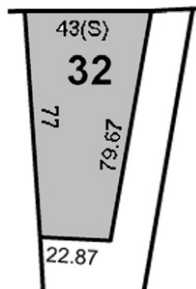
Property Description: Vacant village lot with 80' frontage and 182' depth. Check with the local authorities to see if this could be a build-able lot. Do your homework here! Does opportunity exist?



Auction Lot #: 26

Address: 3 Maple Avenue, Newark Valley
Municipality: Town of Newark Valley
Tax Map# 64.15-3-32
Land Size in Acres: 79' x 43'
2008 Assessment: \$7,500.00
Last Owner: LOCO Holdings, LLC.
Parcel Code - use: 484
Single Use Small Building
Est. Yearly Taxes Due: 450.00
School District: Newark Valley
Public Water: yes
Public Sewer: no
Tax Foreclosure Year: 2006

Account #: 207



Property Description: Vacant lot with concrete slab just east of the Frontier Communications building.



Auction Lot #: 27

Account #: 5342
Address: Tobey Road (west side), Apalachin
Municipality: Town of Owego
Tax Map# 154.10-1-7
Land Size in Acres: 3.56 acres
2008 Assessment: \$8,875.00
Last Owner: Dwight Harris
Parcel Code - use: 314 - Rural Vacant land less than 10 acres
Est. Yearly Taxes Due: 350.00
School District: Vestal
Public Water: no
Public Sewer: no
Tax Foreclosure Year: 2006



Property Description: Slightly more that 3.5 acres of land. The tax map indicated that there MAY be a right of way to this property. The auction company nor the county make NO representations as such. You should, NO must, do your due diligence and research regarding access to this property. If the easement or right-of-way does NOT exist, this land is, what is called, landlocked. Representative photograph.



TIOGA COUNTY, NEW YORK REAL PROPERTY TAX FORECLOSURE AUCTION TERMS & CONDITIONS



GENERAL . . .

1. All properties offered at this auction have been foreclosed upon to enforce the collection of delinquent taxes under the New York State Real Property Tax Law.
 - a. Article 11 of the NYS Real Property Tax Law provides that the tax foreclosure process cuts off all title and interest of the owner, and also all other claims and liens, including mortgages and judgments. Recorded easements and rights of way are not cut off.
 - b. Federal tax liens are covered by the Code of Federal Rules. The County has notified the IRS of the tax foreclosure process. The County has no knowledge of any federal interest in redemption of the properties being offered.
2. The County sells only its lien or interest in each property, with each property being sold **AS IS - WHERE IS**. New ownership will be acknowledged by **Quitclaim or Tax Deed**, only. The County **WILL NOT** furnish an abstract of title or title insurance.
3. Bidder shall be solely responsible for determining all conditions of the property prior to bidding. The County makes no representation or warranties as to the quality of title, property location, parcel lot size or dimensions, legal or physical use limitations, nor the condition or existence of any or all improvements on any parcel. **It is the sole responsibility of the purchaser to determine the legal and/or physical fitness of the property.**
4. All references to mobile homes or manufactured housing, or any descriptions thereof are for identification purposes only. The County makes no representation as to whether or not the mobile home or manufactured housing, shall be considered attached to the property. All determinations as to the status of the mobile home or manufactured housing, shall be the sole responsibility of the purchaser and the County shall make no representations or warranties.
5. All property bids and purchase memorandums are subject to confirmation by the Tioga County Legislature. The Tioga County Legislature reserves the right to reject any and all bids of any kind. The basis for Legislature approval is that properties will be conveyed to the highest bidder.
6. Neither the former owner (delinquent taxpayer) nor anyone acting on their behalf shall be entitled to bid or purchase the property for less than the full amount due including all taxes, fees and penalties once the County has taken title.
7. If a winning Bidder owes any outstanding and delinquent taxes to the County, those delinquent taxes must be paid in full prior to closing on any purchase made at this auction. Failure to comply with this provision will be grounds for default and forfeiture of any deposit monies paid.
8. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only.
9. Risk of loss or damage by fire, vandalism or any other cause (except taking under the power of eminent domain) between the time of sale and the time of deed delivery is assumed by the purchaser.
10. All potential Bidders must show acceptable identification for issuance of a bid number. All Bidders must register for this auction and hold a bid number with which to bid. Anyone, who in the past has defaulted on a bid, or at this auction defaults on paying either the initial deposit or remaining balance will be prohibited from future registration and bidding.
11. Each purchaser will be required to sign a legally binding Property Bid Acknowledgment Form for each purchase which commits the Purchaser to compliance with all Terms and Conditions as stated herein. Should the winning Bidder refuse to sign the Property Bid Acknowledgment, the Auctioneer will,
 1. open the bidding again, or
 2. sell the property to the back-up bidder. The signature refusing bidder will be prohibited from further bidding at this auction.

(continued on page 15)

TIOGA COUNTY, NEW YORK REAL PROPERTY TAX FORECLOSURE AUCTION TERMS & CONDITIONS



12. All decisions regarding bidding disputes shall remain completely within the Auctioneers discretion.
13. The Auctioneer retains the right to reject any bid that is not within current bidding increments or that is not an appreciable advancement over the preceding bid.
14. The Auctioneer and the County shall remain forever immune from any and all liability concerning any personal injury or property damage occurring before, during or after the auction, no matter what the cause. Additionally, the Auctioneer and County shall remain forever immune from the consequence of purchase of any property at this auction.

FINANCIAL . . .

15. Payments shall be made by cash, bank check, certified check, money order, business or personal check drawn on a New York State bank or a local Pennsylvania bank. Bank instruments must be made payable to the Tioga County Treasurer. **There is a ten (10%) Percent Buyers Premium in effect on every real property purchase today.** You will need two (02) payment instruments at this auction . . .
 - a. One property check must be made payable to the **Tioga County Treasurer.**
 - b. The second Buyer Premium check must be made payable to **John T. Reynolds.**The property transfer reports and closing process will be handled by the Tioga County Treasurers Office.
16. Full payment must be made immediately at knockdown (when the Auctioneer says sold), for any properties sold in the amount of \$3,000.00 or less...plus the applicable 10% Buyers Premium.
17. Any properties sold for more than \$3,000.00...the amount of \$3,000.00 plus 10% of the amount over \$ 3,000.00 must be paid immediately at knockdown...plus the applicable 10% Buyers Premium.
18. The remainder of the purchase price must be paid to, and received by, the Tioga County Treasurers Office (607-687-8670) no later than 4:00 p.m. on Friday, August 29, 2008 at:
Tioga County Treasurer Office - 56 Main Street, Room 210, Owego, New York 13827
19. All recording fees will be paid by the purchaser at closing.
20. Tioga County has paid the last three years of real property taxes. This expense has been assumed by Tioga County and subsequently written off. However, current village real property taxes and the up-coming September school real property taxes will not be pro-rated at closing. It is the new purchasers responsibility to pay these current taxes.
NOTE that the taxes listed in the Auction Booklet indicated by Yearly Total Taxes are ONLY representative of the taxes that would be due on that property each year. You are NOT responsible to pay them, but use that as a budget guide.
21. Failure to close on the property or failure to pay the remainder of the purchase price, current taxes and recording fees, subjects the purchaser to loss of any and all deposit monies, and all rights or claims to the property in question.

TAXES . . .

22. All purchasers shall be responsible for determining what charges exist on a property. All purchasers shall be responsible for any and all current, outstanding or delinquent taxes of any other jurisdiction. Purchasers are responsible for current levied Village taxes and forthcoming school taxes. Additionally there may be outstanding sewer, water, lighting, sidewalk, town and other municipal services or district charges. **Note** that certain villages may have very old tax charges outstanding. Potential bidders are advised to conduct a village property tax search for years prior to 1980.

ASSESSMENTS . . .

23. The information booklet lists 2008 property assessments. Bidders or purchasers with questions regarding assessed values or assessment practices are advised to immediately contact the Assessors Office of the town or village in which the property is located.



FIRST
CLASS
MAIL

Reynolds Auction Co.
993 Canandaigua Road, Route 21
Palmyra, NY 14522

**TIOGA COUNTY
TAX FORECLOSURE
2008 AUCTION**

Information at 315-597-8815

CAI - NAA - NYSAA

www.developtioga.com

www.reynoldsauktion.com

PUBLIC AUCTION

Tioga County, New York

REAL PROPERTY TAX FORECLOSURES



**Auction
Lot #8**

Auction Date:

Thursday, August 7, 2008

Auction Begins:

Promptly at 7:00 pm

Registration: 6:00 pm

Public Information Session:

Thursday, July 31, 2008

Doors open at 6:30 pm

Auction Location:

Edward Hubbard Auditorium
Tioga County Municipal
Office Building
56 Main Street, Owego, NY

Reynolds Auction Company

Serving all of Central & Western NY

Print this booklet at:
www.reynoldsauktion.com