

REYNOLDS AUCTION COMPANY

presents...



Public Auction

2007 Tompkins County Real Property Tax Foreclosures

Tompkins County, New York

AUCTION...Tuesday,
June 12, 2007 at 7:00 pm
Registration & Preview 6:00 pm

Available Auction Lots located in:

- Dryden
- Groton
- Ithaca
- Lansing
- Freeville
- Newfield

Public preview &
information session:
Wednesday,
June 6 at 7:00 pm
Doors open at 6:30 pm



Auctioneer John T. Reynolds, CAI

Telephone 315-331-8815
Fax 315-331-2054

This booklet also available online at
www.reynoldsauktion.com



Auction Lot #: 1

Address: 1477 Peruville Road
Freeville, Dryden

Tax Map# 23-1-10

Land Size in Acres: .36 acre

2007 Assessment: \$38,000

Last Owner: Wallace Tiffany

Parcel Code: 270 - Manufactured Home

Current Taxes Due: \$670.22

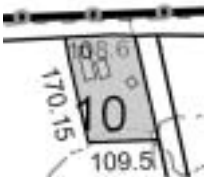
School District: Groton

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2006

Property Description: Single wide manufactured home with blue siding and black shutters. Small outbuilding for storage or a nice detached hobby room. Good country location next to abandon railroad bed. This property appears vacant.



WWW.TOMPKINS-CO.ORG



Auction Lot #: 2

Address: 204 Pickney Road, Ithaca, Dryden

Tax Map# 42-1-40.16

Land Size in Acres: .56 acre

2007 Assessment: \$94,000

Last Owner: John S. Denker

Parcel Code: 210 - Single Family Residential

Current Taxes Due: \$3,028.93

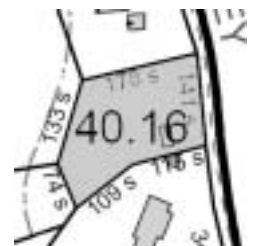
School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2006

Property Description: Single family wood frame one story cottage-style residential home located on a mature wooded lot. Very nice, quiet rural setting with great views all around! This property may be occupied.



Auction Lot #: 3

Address: 805 Midline Road, Freeville, Dryden

Tax Map# 59-1-29.7

Land Size in Acres: 1.02 acres

2007 Assessment: \$92,000

Last Owner: Dennis J. & Stacy L. Beebe

Parcel Code: 270 - Manufactured Home

Current Taxes Due: \$3,751.49

School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2006

Property Description: Double wide manufactured home; gray vinyl siding with black shutters. Located on a hillside lot with GREAT views from the front deck. Small out buildings. This property appears occupied.



Auction Lot #: 4

Address: 655 Bone Plain Road, Freeville, Dryden

Tax Map# 30-1-13.3

Land Size in Acres: 1.35 acres

2007 Assessment: \$25,000

Last Owner: Leland L. Bower

Parcel Code: 270 - Mfg. Home

Current Taxes Due: \$1,061.98

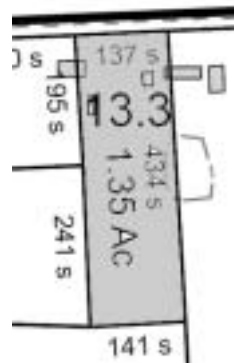
School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2006

Property Description: Nice location for this single wide manufactured home; brown and white exterior. There is a two vehicle detached garage, possibly large enough for a shop and a small out building. The lot has some trees and shrubs. With "TLC" this would be a great starter or retirement home. This property appears occupied.



Auction Lot #: 5

Address: Caswell Road, Freeville, Dryden

Tax Map# 22-1-12.22

Land Size in Acres: 24.75 acres

2007 Assessment:

\$34,000

Last Owner:

Allen L. Little

Parcel Code: 322

Residential Vacant Land

Over 10 Acres

Current Taxes Due: \$1,365.90

Property Description: Good parcel of land with almost 25 acres that "flags" behind the address known as 580 Caswell Road. This property has scrub bushes and mature pine trees. There is a light green manufactured home on the land that lies almost directly across from the address known as 583 Caswell Road.



School District: Dryden

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2006



Auction Lot #: 7
Address: Cook Street, Freeville
Tax Map# 4-5-11.12
Land Size in Acres: 1.72 acres
2007 Assessment: \$20,700
Last Owner: William P. Harris
Parcel Code: 330 - Vacant Land
 in Commerial Area
Current Taxes Due: \$897.22
School District: Dryden
Public Water District: yes
Public Sewer District: yes
Tax Foreclosure Year: 2006



Auction Lot #: 6

Address: 101 Brown Road,
 Groton
Tax Map# 34-1-29
Land Size in Acres: 2.0 acres
2007 Assessment: \$13,000
Last Owner: John Anderson, Jr.
Parcel Code: 270 - Manufactured Home
Current Taxes Due: \$992.66
School District: Groton
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2006



Property Description: This is YOUR country location...a two acre building lot with what appears to be a well on the property. There is a concrete pad that once housed a manufactured home. Wildlife, mature trees and shrubs with GREAT views all around!



Property Description: Almost 1 3/4 acres near Fall Creek. The property is not in the flood plain and there is a small tributary that runs through the land that spills into Fall Creek. This property is situated between the blue house with its south boundary very near the apartment complex. The land is located near the intersection of Cook Street and Fall Creek Road.

**TIOGA COUNTY
 REAL PROPERTY TAX FORECLOSURE AUCTION**

Auction - Thursday, August 2 at 7 pm
Registration at 6 pm
Info Session - Thursday, July 26 at 7 pm
SELLING 18 PROPERTIES



Reynolds Auction Company....

Serving All Of
 Central & Western New York

www.reynoldsauktion.com

John T. Reynolds, Inc.
Reynolds Auction Co.
P. O. Box 508
Newark, New York 14513

Tele : 315-331-8815
FAX : 315-331-2054

WINNING BID # _____

AUCTION LOT # _____

PROPERTY BID ACKNOWLEDGMENT

I have purchased on this date, June 12, 2007 at public auction from the Reynolds Auction Co., the agent for Tompkins County, New York, real property known as:

Address: _____

Description: _____

Purchase price bid	\$	_____	{ _____ }
Current taxes due		_____	Tax ID # or Social Security #
Recording fee	+	_____	
Deposit amount	-	_____	
Remainder due	\$	_____	<input type="checkbox"/> cash <input type="checkbox"/> cert/guar funds <input type="checkbox"/> 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 Bidder/Buyer I...

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

Buyer's Signature

white - Original (file copy)

pink - Buyer Receipt

yellow - TOCO Receipt



Auction Lot #: 8
Address: Breed Road, Lansing
Tax Map# 7-1-11.1
Land Size in Acres: 7.7 acres
2007 Assessment: \$18,700
Last Owner: Alison Seamon
Parcel Code: 311 - Residential Vacant Land
Current Taxes Due: \$621.29
School District: Lansing
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2006



Property Description: Locke Creek intersects this very nice parcel of 7.7 acres of interesting rolling land that has mature trees and bushes. The north boundary is about 400' from the intersection of Locke Road on the west side of Breed Road. An astute purchase for all types of recreation and your future home.

The Reynolds Auction Co.

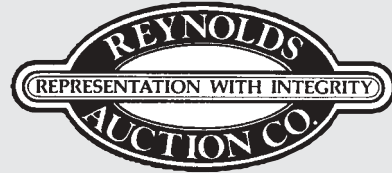
offers more than thirty years of **Professional Marketing and Sales** experience selling commercial assets, business inventories, estate contents and all types of real estate. Our clients include local businesses, recognized corporations; local, regional and national banks; attorneys, individuals, selected 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.

APPRAISAL SERVICES...

Personal or Real Property appraisal evaluations are frequently the foundation for many subsequent and important decisions. Comprehensive, qualified opinions of value can be provided by one of the many experts associated with our organization. Typical areas of need include retail trade fixtures and equipment, manufacturing capital assets, inventories (aging and fashion analysis), individual or fleets of vehicles and rolling stock, agricultural and construction machinery, antiques and estate or household contents and virtually all classes and types of real estate.

COMMITMENT TO QUALITY...

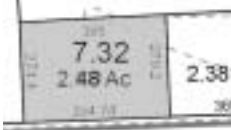
Whether the asset value is large or small, the need for expert service remains the same. Based upon the character of the assets and the scope of the marketplace, our promotional efforts can be local, regional or national. We will develop a cost effective marketing plan and organized sales effort specifically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



1-800-724-7616

www.reynoldsauktion.com

Auction Lot #: 9
Address: 424 W Dryden Road, Freeville, Dryden
Tax Map# 29-1-7.32
Land Size in Acres: 2.4 acres
2007 Assessment: \$13,400
Last Owner: K&L Quality Housing LLC
Parcel Code: 311 - Residential Vacant Land
Current Taxes Due: \$596.32
School District: Dryden
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2006



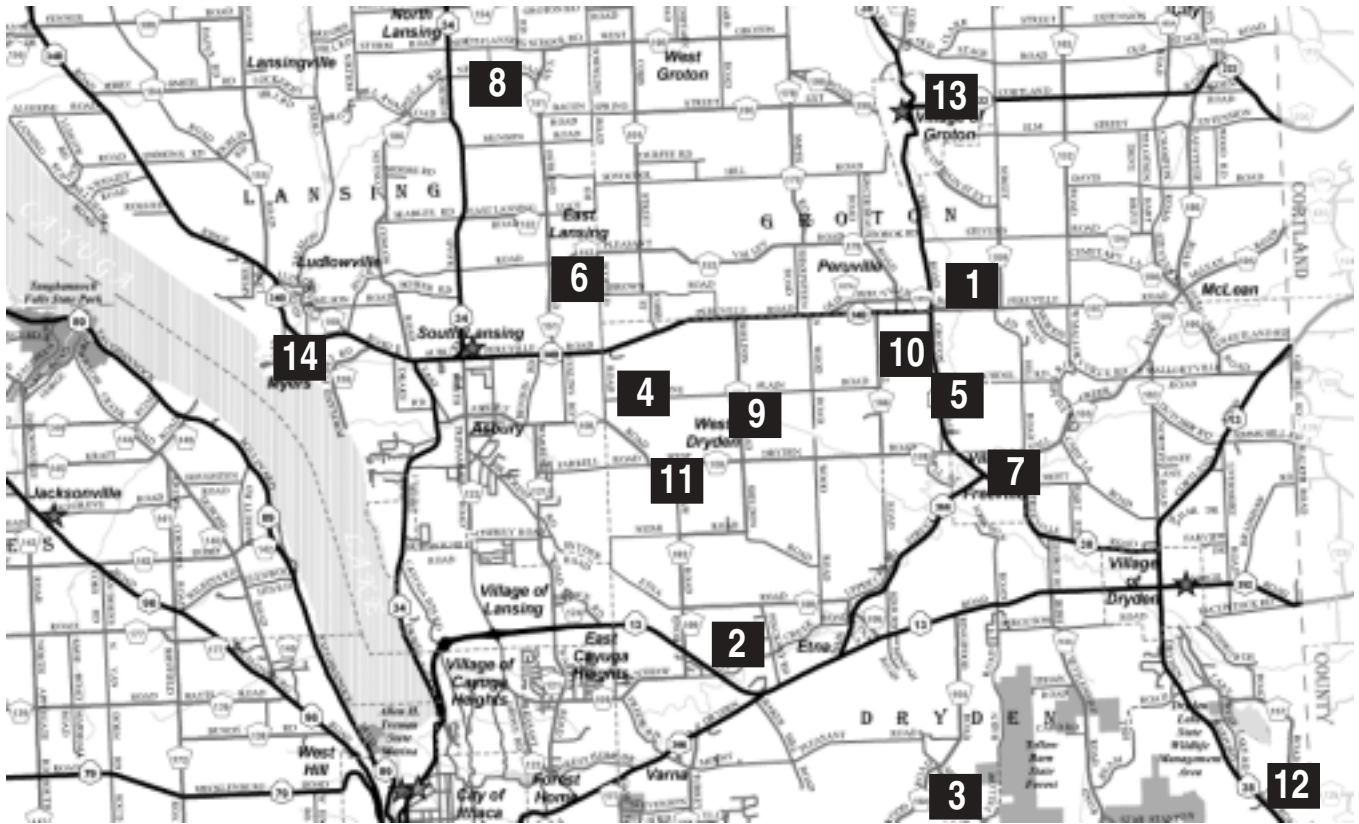
Property Description: This is a 2.4 acre vacant building lot with some shrubs and young trees. There is an existing pad for a manufactured home and there appears to be a well on the land. The location of this property is east of the address known as 434 West Dryden Road and across from a beautiful horse farm.





Tompkins
County

PROPERTY LOCATION MAPS



Auction Date:

Tuesday, June 12, 2007

Auction Begins:

Promptly at 7:00 pm

Registration: 6:00 pm

Public Information Session:

Wednesday, June 6, 2007
at 7:00 pm

Auction Location:

Tompkins County Human Services Building
320 West Seneca Street, Ithaca, NY 14850

Auction Lot #1: 1477 Peruville Rd., Freeville, Dryden

Auction Lot #2: 204 Pickney Rd., Ithaca, Dryden

Auction Lot #3: 805 Midline Rd., Freeville, Dryden

Auction Lot #4: 655 Bone Plain Rd., Freeville, Dryden

Auction Lot #5: Caswell Rd., Freeville, Dryden

Auction Lot #6: 101 Brown Rd., Groton

Auction Lot #7: Cook Street, Freeville

Auction Lot #8: Bree Rd., Lansing

Auction Lot #9: 424 West Dryden Rd., Freeville, Dryden

Auction Lot #10: Caswell Rd., Freeville, Dryden

Auction Lot #11: Hanshaw Rd., Dryden

Auction Lot #12: Dryden-Harford Rd., Dryden

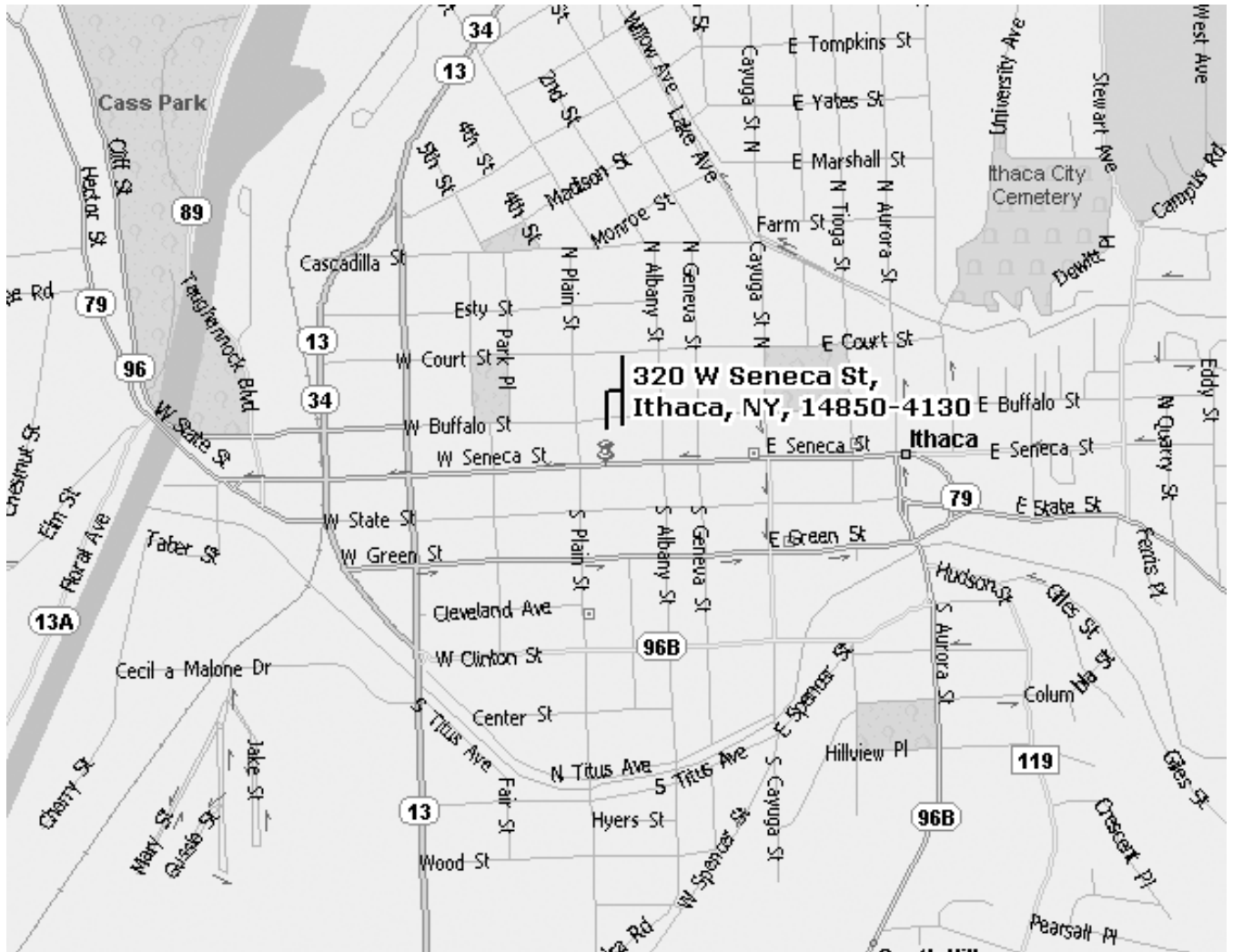
Auction Lot #13: Clark Street Extension, Groton

Auction Lot #14: Buck Rd., Lansing

Auction Lot #15: Pearl Street, Newfield

Tompkins
County

REAL PROPERTY TAX FORECLOSURE AUCTION LOCATION



Tuesday, June 12, 2007

Auction begins at 7:00 pm - Registration at 6:00 pm

Information Session Location

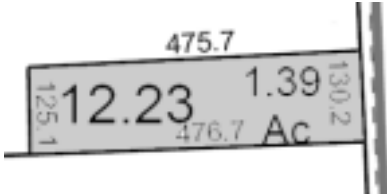
Tompkins County Human Services Building, 320 West Seneca St., Ithaca

Public Preview & Information Session

Wednesday, June 6 at 7:00 pm

Auction Lot #: 10

Address: Caswell Road, Freeville, Dryden
Tax Map# 22-1-12.23
Land Size in Acres: 1.39 acres
2007 Assessment: \$12,400
Last Owner: Allen L. Little
Parcel Code: 311 - Residential Vacant Land
Current Taxes Due: \$498.83
School District: Dryden
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2006



Property Description: This level, open vacant land could be YOUR building lot. BE SURE to check with the local authorities for compliance. This property is just south of the address known as 564 Caswell Road.

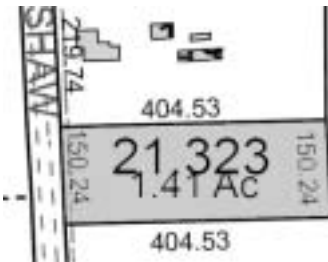
Auction Lot #: 11

Address: Hanshaw Road, Dryden
Tax Map# 31-1-21.323
Land Size in Acres: 1.41 acres
2007 Assessment: \$12,400
Last Owner: Francisco Franco
Parcel Code: 311 - Residential Vacant Land
Current Taxes Due: \$498.83
School District: Dryden
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2006



Property Description:

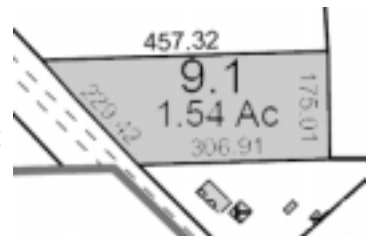
Level, open 1.41 acre vacant land with some trees and scrub could be a building lot. As always, check with the local authorities for compliance. This plot is located next to and south of the address known as 2267 Hanshaw Road.



Auction Lot #: 12

Address: Dryden-Harford Road, Dryden
Tax Map# 61-1-9.1
Land Size in Acres: 1.54 acres
2007 Assessment: \$12,500
Last Owner: Peter Kimmich
Parcel Code: 311 - Residential Vacant Land
Current Taxes Due: \$502.87
School District: Dryden
Public Water District: no
Public Sewer District: no
Tax Foreclosure Year: 2006

Property Description: Level, open 1.54 acre vacant land with some trees and scrub could be a building lot. Magnificent views! As always, check with the local authorities for compliance. This plot is located just north west of the address known as 705 Dryden - Harford Road and appears that it may go behind that property.





Auction Lot #: 13

Address: Clark Street Extension, Groton

Tax Map# 19-1-2.1

Land Size in Acres: 100' x 200'

2007 Assessment: \$2,700

Last Owner: Ronnie Rose

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$101.96

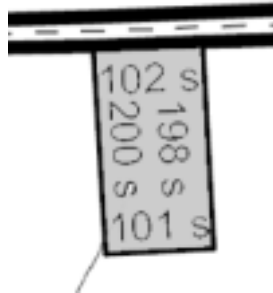
School District: Groton

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2006

Property Description: Small lot populated with scrub and small trees, Build-able? Check with the local authorities for compliance. To locate, look for an old concrete block foundation and telephone pole # 1927/78.



Auction Lot #: 14

Address: Buck Road, Lansing

Tax Map# 27-1-28.3

Land Size in Acres: .95 acres

2007 Assessment: \$1,900

Last Owner: Regina & Kelly Robbins

Parcel Code: 323 - Other Rural Vacant Land

Current Taxes Due: \$64.09

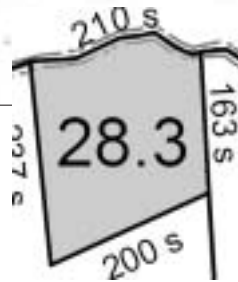
School District: Lansing

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2006

Property Description: This is a representative photo of the subject property that is about 1,200 feet off Buck Road. It slopes down to a Salmon Creek tributary. The photo of this, most probably, landlocked property was taken southwest of the address known as 144 Breed Street.



Auction Lot #: 15

Address: Pearl Street, Newfield

Tax Map# 14-1-7

Land Size in Acres: .32 acres

2007 Assessment: \$500

Last Owner: Leon F. Catlin, Jr.

Parcel Code: 311 - Residential Vacant Land

Current Taxes Due: \$19.71

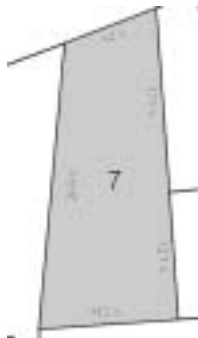
School District: Newfield

Public Water District: no

Public Sewer District: no

Tax Foreclosure Year: 2006

Property Description: This land is landlocked behind the addresses known as # 22 and # 16 Pearl Street. It contains overgrowth of shrubs and bushes. This land would add value to several adjoining neighbor properties!





Tompkins County, NY Real Property Tax Foreclosures

AUCTION TERMS & CONDITIONS

GENERAL...

1. All Tompkins County 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 (Article 11). The legal redemption period expired at 4:30 PM on January 12, 2007.
2. All properties are sold AS IS - WHERE IS with ownership acknowledged by Quitclaim Deed. The County WILL NOT furnish an abstract of title or title insurance. New York State 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 judgements. Recorded easements and rights of way are not cut off.
3. Federal tax liens are covered by the Code of Federal Rules. The County notified the IRS of the tax foreclosure on October 4, 2006 regarding the final date for redemption on January 12, 2007. One hundred twenty days has passed since the final date for redemption, and the County has no knowledge of any federal interest in redemption of the properties offered.
4. **Former owners will not be allowed to bid on their properties.**
5. If a purchaser owes any outstanding and delinquent taxes to Tompkins 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.
6. 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.
7. All properties are sold subject to confirmation by a resolution of the Tompkins County Legislature.
8. Any promotional tools such as photographic slides, tax maps, written or verbal descriptions, etc. are for informational purposes only. The Seller neither guarantees nor warrants anything as to location, dimensions, parcel use or size. **It is the sole responsibility of the purchaser to determine the legal and/or physical fitness of the property.**
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. Auction day registration begins at 6:00 PM.
11. All potential Buyers must register for this auction and hold a bidders number. Anyone, who in the past has defaulted, or at this auction defaults, on paying either the initial deposit or remaining balance will be prohibited from registration and bidding.
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 Seller shall remain forever immune from any and all liability concerning any personal injury or property damage occurring before, during or after the auction, no matter what the cause. Additionally, the Auctioneer and Seller shall remain forever immune from the consequence of purchase of any property at this 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. Bank instruments must be made payable to Tompkins County. The Purchaser(s) is required to sign a real Property Transfer Form, available at auction, at the time of payment.
16. Full payment which includes current taxes due and recording fees, must be made immediately at knockdown (when the Auctioneer says sold), for any properties sold in the amount of \$ 4,000.00 or less.
17. Any properties sold for more than \$ 4,000.00...the amount of \$ 4,000.00 plus 10% of the amount over \$ 4,000.00 must be paid immediately at knockdown.
 - a. The remainder of the purchase price, taxes currently due, and recording fees must be paid to, and received by, the Tompkins County Finance Department no later than 12:00 Noon, Thursday, June 28, 2007.

**Tompkins County Finance Department
125 East Court Street, Ithaca, New York 14850**

18. The Tompkins County Attorneys office is prepared to execute closing documents upon notification by the Tompkins County Finance Department that full payment has been received and that conveyance has been approved by resolution of the County Legislature.
19. Failure to close on the property or failure to pay the remainder of the purchase price, taxes currently due and recording fees, subjects the purchaser to loss of any and all deposit monies, and all rights or claims to the property.

TAXES...

20. Purchasers will not be responsible for delinquent taxes and charges up to and including all those appearing on the January 1, 2006 Town and County tax bill.
21. The purchaser will pay all of the following taxes and charges, including all interest and penalties, if applicable and if they have not been paid:
 - 2006 - 2007 Ithaca City School tax
 - 2007 Town and County taxes which may include relieved village or school taxes.
 - 2007 City of Ithaca; current water, sewer or other special district charges that have not been included in tax bills.
22. Purchasers will be responsible for all upcoming taxes including 2007/2008 Village and 2007/2008 School taxes. In order to avoid future delinquent charges, the new owner should immediately advise all tax collectors of the new ownership, and the address where future tax bills are to be mailed. Contact the Tompkins County Finance Department at 607-274-5545 for a current listing of tax collectors.

ASSESSMENTS...

23. The information booklet lists the 2007 assessments for each property. Bidders or purchasers with questions regarding assessed values or assessment practices are advised to immediately contact the Tompkins County Assessment Office, 607-274-5517, Monday through Friday, 8:30 AM to 4:30 PM.



FIRST
CLASS
MAIL

Reynolds Auction Co.
P.O. Box 508
Newark, NY 14513

TOMPKINS COUNTY
TAX FORECLOSURE
2007 AUCTION

Information at 315-331-8815
CAI - NAA - NYSAA

www.tompkins-co.org

www.reynoldsauktion.com

PUBLIC AUCTION

Tompkins County, New York

**REAL PROPERTY
TAX
FORECLOSURES**



**Auction
Lot #3**

Auction Date:
Tuesday, June 12, 2007

Auction Begins:
Promptly at 7:00 pm

Registration: 6:00 pm

Public Information Session:
Wednesday, June 6, 2007
at 7:00 pm

Auction Location:
Tompkins County
Human Services Building
320 West Seneca Street
Ithaca, NY 14580

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Serving all of Central & Western NY

Print this booklet at:
www.reynoldsauktion.com