

## Finance Department

**Date:** May 16, 2017

**To:** Honorable Chairman Michael Lane & Tompkins County Legislature

**From:** Rick Snyder, Director of Finance

**Subject:** Foreclosure Properties Scheduled for Auction

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The attached list represents properties which are scheduled for Tax Foreclosure Auction on **June 19, 2017**. The location of the Auction is The Space @ Greenstar, 700 West Buffalo Street, Ithaca, NY. There are 11 residential and 14 vacant/commercial parcels for a total of 25. (24 if you remove the Level Green property vacant/commercial property, Town of Caroline, 10 acres, Tax Parcel #29.-1-2.22, which was pulled by the Government Operations Committee for conservation options.)

The Planning Department has prepared its 2017 Foreclosure Report. Their report contains recommendations of which parcels, if any, should be withheld from sale. The Government Operations Committee met on May 3, 2017, and voted to:

- Withhold the Level Green parcel from auction,
- Approve to sell five parcels subject to deed restriction or easement limiting development and buffering riparian areas.

Other questions brought up by members of the Government Operations Committee:

1. How many of the remaining properties are owner occupied?

Answer: I have attempted to answer this to the best of our knowledge in the brief narratives below for each foreclosure property.

2. There was quite a bit of discussion related to liability of the County in taking title to both 1675 Danby Road (Dobson) and 1920 Slaterville Road (Golden Goose) based on their potential environmental risk from historic land uses. The committee requested some additional environmental assessment of those parcels. Scott Doyle, Senior Planner, is researching the environmental history of each of those parcels and will report back to the Legislature.

I have included a brief narrative on each of the foreclosure properties from our Finance Department/Tax Collections Office. These notes contain information about the notices, signed certified cards, post office requests for new addresses, and various communications with the parcel owners. I have indicated each case where we know a property is owner occupied.

It should be noted that the Tax Collections Office sends the foreclosure proceedings to the Legislature Office and also to *the Towns and Villages* (two copies each - one to the clerk and one to the supervisor).

attachments

## **Notes on Auction Properties**

### **Residential**

#### **City 51.-4-1 Colongeli, Marc and Dale, 219 Park Place**

Certified mail returned as unclaimed refused.  
Regular mail not returned.  
Brother lives in the house. Left final letter with brother.

#### **City 56-3-6 Rogers, Peter and David, 229 Cliff Park**

Certified mail returned as unclaimed refused.  
Regular mail not returned.  
Vacant and "for sale". Left final letter at house.

#### **City 91.-6-1 Dell and Emma Grover, 415 Hillview Place**

Emma deceased. Dell lives there. Left letter with him, an older gentleman.  
Grover family member, stopped in 4/21 for payoff amounts.  
Certified mail returned as unclaimed refused.  
Regular mail not returned.

#### **Caroline 37.-2-1 Catherine Thomas, 37 Mill Rd**

Certified card returned signed.  
Was in previous foreclosure and **defaulted** on installment payments.  
Same mailing address as location. Per Jay, no STAR exemption; never re-registered with NY in 2013.  
Taped final letter to door.

#### **Danby 7-1-65.2 Jasmina Petrovic, 119 W. Miller Rd**

Same mailing address as location. No STAR exemption, per Jay.  
Certified mail returned as unclaimed refused.  
Regular mail not returned.  
4/26 Petrovic's Real Estate Agent called for payoff amount.  
"For Sale" sign on property. Taped final letter to door.

#### **Dryden 30.-1-15.2 Veda Newhart, 601 Bone Plain Rd**

Owner occupied, but looks vacant. Huge amounts of trash outside.  
Certified card returned signed.  
4/27 Veda's daughter Connie called for payoff.  
Taped final letter on door.

**Dryden 32-1-4 Douglas Gillogly, 615 West Dryden Rd**

Certified card returned signed.  
Taped final letter on door.  
Corresponded with Kristin Lind, DSS Adult Protective Services Jan. 17th.  
Agreed to let him pay in installments, but he never came in with down payment or to sign the agreement. Have not heard from him since.

**Dryden 59.-1-29.7 Green Tree Servicing, LLC, 805 Midline Rd**

Vacant land now; mobile home has been removed.  
Per Jas, assessment reduced to \$25K from \$75K.  
Certified and Regular mail returned unable to forward.  
Resent to another address found on the internet, no response.

**V. Groton 108.-2-18.1 Schmidt, Gary and Angela, 211 Barrows St.**

Same mailing address as location. No STAR exemption.  
Certified cards returned and signed.  
Taped final letter on trailer door.

**Groton 25-1-20 Nancy Jacobs, 612 Sovocool Hill Rd.**

Owner occupied.  
Certified mailing and regular mailing were not returned.  
Do not have signed card.  
January mailing not returned.  
Left final letter with Nancy.

**Ulysses 34-3-21 Sames, Douglas & Mary (deceased) 4398 Iradell Rd, sent to Estate of**

Owner occupied.  
Certified card returned and signed.  
Taped 3 final letters on residence door. (2 for vacant properties.)  
Per Jay, deed was filed in April giving some ownership to Paul Moreno.  
Treasury Manager reports she has been in contact with Grandson Paul Moreno who has an attorney and is trying to get a mortgage to pay off a loan. Property may be redeemed.

## Notes on Auction Properties

### Vacant/Commercial

#### Caroline 8,-1-4.2, Lucille & Karl Kohm Slaterville Rd

Certified card returned signed.

Could not post final letter. Adjoining house of owner also vacant.

**\*\* Recommended deed restrictions**

#### Caroline 8,-1-68, Lucille & Karl Kohm Slaterville Rd

Certified card returned signed.

Could not post final letter. Adjoining house of owner also vacant.

**\*\* Recommended deed restrictions.**

#### Caroline 29-1-2.22 Julie Kitson & Ben Sterrett, Level Green Rd

Certified Envelope returned as refused

Regular mail not returned

All woods. No where to post final letter.

Ben Sterrett came in office day after tour and plans on paying this off.

**\*\* IF NOT REDEEMED THIS WILL BE PULLED FOR CONSERVATION OPTIONS.**

#### Danby 7-1-48.122 Rick Dobson, 1675 Danby Rd

Certified card returned signed.

Left both final letters with Rick Dobson and spoke to him at junk yard.

He has been in and called several times.

Trying to get a loan.

**\*\* Recommended deed restrictions.**

#### Danby 7-1-82.2 Rick Dobson, 100 Dobson Rd

Certified card returned signed.

Left both final letters with Rick Dobson and spoke to him at junk yard.

He has been in and called several times.

Trying to get a loan.

#### V. Dryden 8.1-1-1.4 St John's Realty Corp, Ellis Drive

Certified Envelope Returned unclaimed.

Contacted Post Office - no forwarding address on file.

**Dryden 29-1-5.2 Curtis Vanderbilt, West Dryden Rd**

Certified card returned signed.  
Landlocked, behind 458. Left letter with daughter.

**Dryden 48-1-77.33 Elaine Schwartz, Southworth Rd**

Certified card returned signed.  
Posted final letter on shed.  
**\*\* Recommended deed restrictions.**

**Dryden 73-2-4.2 Golden Goose Realty Asc, LLC, 1920 Slaterville Rd**

Certified mailing returned.

Contacted Post Office, no forwarding address on file.  
Posted final letter on building.  
Cushman and Wakefield have this property listed for sale.  
On April 14, I called David Huckle and left a message. He did not return my call.

**\*\* Recommended deed restrictions.**

**Lansing 36-1-2 Nancy Ellis, Portland Point Rd**

Certified mailing unclaimed.  
Regular not returned

**Newfield 11-1-20.2 Thomas Elliott, Elmira Road**

Certified mailing unclaimed.  
Regular not returned

**Ulysses 34-1-9 Horshack, LLC, 1710 Trumansburg Rd**

Certified card returned signed.  
Taped final letter on residence door, next to bar.  
Owner lives in house; the bar/restaurant is called Redders now.

**Ulysses 34-3-24.1 Same, Douglas & Mary (Deceased) Iradell Rd sent to Estate of**

Certified card returned signed  
Taped 3 final letters on residence door.  
Have been in contact with Grandson Paul Moreno. He has attorney, is trying to get a loan.

**Ulysses 34-3-24.3 Sames, Douglas & Mary (Deceased) Iradell Rd sent to Estate of**

Certified card returned signed  
Taped 3 final letters on residence door.  
Have been in contact with Grandson Paul Moreno. He has attorney, is trying to get a loan.

**2016 Foreclosure Proc. --- 2014 Residential A**

SWIS	PARCEL#	OWNER	YEARS OWED	ASSESSED VALUE	ADDRESS	TAXES DUE 31-May	AUC FEES	TAXES DUE MAY INC AUC FEES	CLASS CODE	ACREAGE
		<b>CITY of ITHACA</b>								
500700	51.-4-1	COLONGELI, MARC & DALE	14, 16, 17	170,000.00	219 PARK PL	12,896.73	750.00	13,646.73	210	45X70
500700	56.-3-6	ROGERS, PETER & DAVID	2014-2017	200,000.00	229 CLIFF PK	16,925.73	750.00	17,675.73	210	110X78
500700	91.-6-1	GROVER DELL & EMMA	2014-2017	220,000.00	415 HILLVIEW PL	17,136.03	750.00	17,886.03	210	60X337.1
		<b>Twn CAROLINE</b>								
502000	37.-2-1	THOMAS, CATHERINE	13, 14, 15, 17	75,000.00	37 MILL ROAD	14,524.61	500.00	15,024.61	210	0.81 AC
		<b>Twn DANBY</b>								
502200	7.-1-65.2	PETROVIC, JASMINA B	2014-2017	120,000.00	119 W. MILLER RD	22,313.02	750.00	23,063.02	242	9.39 AC
		<b>Twn DRYDEN</b>								
502489	30.-1-15.2	NEWHART, VEDA	14, 15	43,000.00	601 BONE PLAIN RD	3,333.35	250.00	3,583.35	210	1 AC
502489	32.-1-4	GILLOGLY DOUGLAS N JR	2014-2017	78,000.00	615 W. DRYDEN RD	14,503.32	500.00	15,003.32	210	165X107
502489	59.-1-29.7	GREEN TREE SERVICING, LLC	2014-2017	175,000.00	805 MIDLINE RD	18,895.59	500.00	19,395.59	270	1.02 AC
		<b>Vil GROTON</b>								
502801	108.-2-18.1	SCHMIDT, GARY R JR & ANGELA MJ	2014-2017	22,000.00	211 BARROWS ST	9,106.06	250.00	9,356.06	270	.25 AC
		<b>Twn GROTON</b>								
502889	25.-1-20	JACOBS, NANCY E	14, 17	68,000.00	612 SOVOCOL HILL RD	5,181.35	500.00	5,681.35	270	.81 AC
		<b>Twn ULYSSES</b>								
503689	34.-3-21	SAMES, DOUGLAS ALAN & MARY	2013-2017	130,000.00	4398 IRADELL RD	18,058.64	750.00	18,808.64	210	150X400
		<b>COUNT</b>		<b>11</b>				<b>152,874.43</b>		
		<b>BANKRUPTCY 1/17/17</b>						<b>6,250.00</b>		
502489	47.-1-25.13	KATSIROUMBAS, KONSTANTINOS	14, 15, 16	190,000.00						
		<b>AS OF 4/24/17</b>								
		<sup>1</sup> Assessed has been reduced to \$25,000.00								
		210 SINGLE FAM RES.								
		220 2 FAM RES.								
		242 RURAL RES. REC.								
		270 MANUFACTURED HSING								
								BANKRUPTCY		

