

**SUPREME COURT: STATE OF NEW YORK
COUNTY OF SCHUYLER**

In The Matter Of
Foreclosure Of Tax Liens
By Proceeding In Rem
Pursuant To Article Eleven
Of The Real Property Tax
Law by the County of
Schuyler.

**NOTICE OF ENTRY: Judgment of
Foreclosure**
Index No. 21-21

PLEASE TAKE NOTICE that annexed hereto is a true and correct conformed copy of the **Judgment of Foreclosure** dated June 27, 2023 that was entered in the office of the Clerk of the County of Schuyler on June 28, 2023, at 10:37 a.m.

Dated: June 28, 2023

Enforcing Officer:

Holley Sokolowski
Treasurer, County of Schuyler
105 Ninth St, Unit 17
Watkins Glen, NY 14891
Tel: 607.535.8181

Attorney for the tax district:

Steven J. Getman, Schuyler
County Attorney
105 Ninth Street, Unit 5
Watkins Glen, NY 14891
Tel: 607.535.8121

PLEASE TAKE FURTHER NOTICE, notwithstanding the above judgment, you *may* have rights to repurchase the property pursuant to Schuyler County Buyback Policy/Practice, Resolution No. 484 of 2008, a copy of which is available at: <https://www.schuylercounty.us/DocumentCenter/View/54/Minutes---2008->

(Restrictions and deadlines apply. Please contact the Treasurer for more details).

RECEIVED

2023 JUN 28 AM 10:37
SCHUYLER COUNTY CLERK

At a regular term, of the
Supreme Court in and for the
County of Schuylar, at the
courthouse, at 105 Ninth Street,
Watkins Glen, New York, on
the 27th day of
June, 2023.

Present: Hon. Christopher P. Baker, JSC

**SUPREME COURT: STATE OF NEW YORK
COUNTY OF SCHUYLER,**

-----X
In the matter of foreclosure of tax liens
By proceeding in rem pursuant to RPTL Art. 11 by

Index No. 21-21

**JUDGMENT OF
FORECLOSURE**

THE COUNTY OF SCHUYLER,
Petitioner

-----X
ON the Petition and Notice of Foreclosure in this action, and all proceedings thereon; and on reading and filing the affirmation of Steven J. Getman, Schuylar County Attorney, dated June 5, 2023, and all attachments thereto, showing due and proper service in this action; and on the proof of service upon and appearance by the defendant(s)/respondent(s) herein heretofore filed in this action and proving that the time to so answer, redeem or move has expired aforesaid; and Respondent(s) having failed to appear or answer; and

ON reading and filing the affirmation of Steven J. Getman, dated June 5, 2023, with proof of service on all parties entitled to notice, and the motion having duly

come on to be heard, and no one having appeared in answer or opposition thereto, and upon all proceedings previously had herein;

NOW, on motion Schuyler County Attorney, the attorney for the Petitioner, it is

ORDERED that the motion be and it hereby is granted; and it is further

ORDERED, ADJUDGED AND DECREED that there has been due compliance by the tax district with provisions of this article; and it is further

ORDERED, ADJUDGED, AND DECREED, that the lien of the taxes set forth in the complaint or List of Delinquent Taxes herein be and the same hereby are adjudged to be valid, binding, subsisting, and enforceable tax liens and first liens upon and against the premises herein prior to all other liens and encumbrances thereon; and it is further

ORDERED, ADJUDGED AND DECREED that petitioner is awarded the possession of those parcels described in "Schedule A," annexed hereto, and the enforcement officer of the tax district shall prepare and execute a deed conveying title to the parcel or parcels of real property concerned, and further that such title shall be full and complete excepting liens in favor of the United States of America in the absence of an agreement between tax districts as provided in RPTL Art. 11 that it shall be subject to the tax liens of one or more districts, and further that upon the execution of such deed, the tax district shall be seized of any estate in fee simple absolute in such parcel unless the conveyances are expressly made subject to the tax liens of a tax district as herein provided, and all persons, including the state,

infants, incompetents, absentees and non-residents, who may have had any right, title, interest, claim, lien or equity of redemption in or upon such parcel be and hereby is forever barred and foreclosed of all right, claim, lien, title, interest, and equity of redemption in said subject premises and each and every part thereof; and it is further

ORDERED, ADJUDGED, AND DECREED, that the premises described in the Complaint or List of Delinquent Taxes in this action or so much thereof as is sufficient to discharge the tax lien debt, expenses of sale, and costs of this action, be sold in such manner as provided for by law (RPTL Art. 11, RPTL 1136); and it is further

ORDERED, ADJUDGED AND DECREED, that each of the above parcels of land shall be sold separately and each to be sold subject to (a) rights of the public and others in and to any part of the premises which lie within the bounds of any street or highway; (b) restrictions and easements of record; (c) any state of facts that an accurate survey would show; (d) the rights of tenants, if any, and it shall be the responsibility of the purchaser to evict or remove any such tenant in possession of the premises; (e) any local zoning, building and land use planning ordinances and laws; (f) boundary disputes, local assessment practices, environmental issues, liens and encumbrances including, but not limited to, bankruptcy proceedings, federal tax liens and/or village tax liens; (g) the disposition of any personal property located on any parcel sold shall be the sole responsibility of the purchaser following the recording of the deed; and it is further

ORDERED, ADJUDGED, AND DECREED, that said Enforcing Officer of the County of Schuyler, upon the sale of said premises, prepare and execute a deed or deeds conveying title to the parcels of real property herein; and that upon the execution of the said deed the purchaser shall be seized of an estate in fee simple absolute in the deeded premises, and all persons including the State of New York, infants, incompetents, absentees and non-residents who may have any right, title, interest, claim, lien, or equity of redemption in or upon said parcel shall be barred and foreclosed of such right, title, interest, claim, lien, or equity of redemption; and it is further

ORDERED, ADJUDGED, AND DECREED, that this action does not involve the personal liability of any person and involves only the disposition of real property in the manner herein described and no person is personally bound by this judgment beyond the property of this action.

Dated: JUNE 27, 2023
Watkins Glen, New York

ENTER,



HON. CHRISTOPHER P. BAKER, JSC

Town of Catherine

Tax Map No.: 88.00-3-6 (formerly 88.00-1-19.2)
Physical Address: 2386 County Road 10
Record Owner Name(s): Blaha, Mark/Blaha, Denice R.
Mailing Address: Mark Blaha/Denice R. Blaha
2386 County Road 10
Alpine, NY 14805

Acreage: 2.00

Town of Dix

Tax Map No.: 65.13-7-17
Physical Address: 135 S. Monroe Street
Record Owner Name(s): Hanville, Terry L.
Mailing Address: Terry L. Hanville
P.O. Box 293
Watkins Glen, NY 14891

Acreage: 0.09

Town of Hector

Tax Map No.: 15.00-3-39 (formerly 15.00-1-84)
Physical Address: Updyke Rd.
Record Owner Name(s): Foster, Richard
Mailing Address: Richard Foster
6080 Updyke Rd.
Trumansburg, NY 14886

Acreage: 1.10

Tax Map No.: 15.00-3-40 (formerly 15.00-1-63.111)
Physical Address: 6080/6082 Updyke Rd.
Record Owner Name(s): Foster, Richard
Mailing Address: Richard Foster
6080 Updyke Rd.
Trumansburg, NY 14886

Acreage: 4.90

Tax Map No.: 15.00-3-5
Physical Address: 6072 6074 State Route 227
Record Owner Name(s): Bradford, Jerry/Bradford, Missy
Mailing Address: Jerry Bradford/Missy Bradford
6072 State Route 227
Trumansburg, NY 14886

Acreage: 5.04

Tax Map No.: 34.00-1-12.221
Physical Address: State Route 79
Record Owner Name(s): Pierce, Lyle T.
Mailing Address: Lyle T. Pierce
118 Julian Pl. #159
Syracuse, NY 13210

Acreage: 0.46

Tax Map No.: 47.00-1-10.1
Physical Address: 4027 County Road 6
Record Owner Name(s): Rusin, Christopher
Mailing Address: Christopher Rusin
P.O. Box 93
Mecklenburg, NY 14863

Acreage: 1.01

Tax Map No.: 54.07-1-21.3
Physical Address: Main St.
Record Owner Name(s): Smith, Wayne
Mailing Address: Wayne Smith c/o Terry Smith
29 Clay St.
Dansville, NY 14437

Acreage: 0.03

Tax Map No.: 58.00-1-17
Physical Address: 3280 County Road 6
Record Owner Name(s): Wagner, David Charles
Mailing Address: David Charles Wagner
3280 County Road 6
Alpine, NY 14805

Acreage: 1.00

SCHEDULE A

Tax Map No.: 66.00-1-19.12
Physical Address: 4412 Drew Rd.
Record Owner Name(s): Barber, James P.
Mailing Address: James P. Barber/c/o Lee Ann Barber
21 Johnson Hollow Rd. #7
Millport, NY 14864
Acreage: 2.00

Town of Montour

Tax Map No.: 76.19-3-7 (formerly 76.19-2-10)
Physical Address: 214 Ayers St.
Record Owner Name(s): Croft, Estate of Walter B. Sr./Croft, Estate of Gail M.
Mailing Address: Estate of Walter B. Croft Sr./Estate of Gail M. Croft
c/o Walter Croft Jr.
P.O. Box 40
Montour Falls, NY 14865
Acreage: 0.57

Tax Map No.: 86.07-5-12 (formerly 86.07-4-45)
Physical Address: 102 W. South St.
Record Owner Name(s): Allen, Arthur H./Allen, Geraldine
Mailing Address: Arthur H. Allen/Geraldine Allen
P.O. Box 683
Montour Falls, NY 14865
Acreage: 0.06

Tax Map No.: 86.07-5-5 (formerly 86.07-4-77)
Physical Address: 116, 114 Owego St.
Record Owner Name(s): Lower, David
Mailing Address: David Lower/c/o Village of Montour Falls
P.O. Box 812
Montour Falls, NY 14865

Estate of David Lower
546 Hayts Rd.
Ithaca, NY 14850
Acreage: 0.22

Tax Map No.: 87.13-1-1
Physical Address: Havana Glen Rd.
Record Owner Name(s): Cornish-Barker Executor Vanes/Cornish, Estate of Rodney H.
Mailing Address: Estate of Vanes Cornish-Barker/Estate of Rodney H. Cornish
c/o Vanessa Cornish-Barker
6578 S. Xenophon St.
Littleton, CO 80127

Acreage: 6.10

Tax Map No.: 87.13-1-2
Physical Address: 126 Havana Glen Rd.
Record Owner Name(s): Cornish-Barker Executor Vaness/Cornish, Estate of Rodney H.
Mailing Address: Estate of Vanes Cornish-Barker/Estate of Rodney H. Cornish
c/o Vanessa Cornish-Barker
6578 S. Xenophon St.
Littleton, CO 80127

Acreage: 4.00

Tax Map No.: 107.00-1.15.111
Physical Address: 4760 Hitchcock Rd.
Record Owner Name(s): Lortscher, Mark
Mailing Address: Mark Lortscher
4760 Hitchcock Rd.
Odessa, NY 14869

Acreage: 5.07

Town of Orange

Tax Map No.: 73.00-1-10
Physical Address: 1801 Sugar Hill Rd.
Record Owner Name(s): Scholtisek, David M./Jackson, Estate of Richard
Mailing Address: David M. Scholtisek/Estate of Richard Jackson
1801 Sugar Hill Rd.
Watkins Glen, NY 14891

Acreage: 0.75

Tax Map No.: 102.05-1-25
Physical Address: 1475 Orchard St.
Record Owner Name(s): McMillan, Brice
Mailing Address: Brice McMillan
1475 Orchard St.
Beaver Dams, NY 14812
Acreage: 0.27

Town of Reading

Tax Map No.: 32.00-1-28
Physical Address: 2950 Chase Rd.
Record Owner Name(s): Dinkins, Alice
Mailing Address: Alice Dinkins
2950 Chase Rd.
Rock Stream, NY 14878
Acreage: 3.99

Tax Map No.: 32.19-1-1
Physical Address: Kent Klub Rd.
Record Owner Name(s): Nicolo, Estate of John E./c/o John Nicolo
Mailing Address: Estate of John E. Nicolo/c/o John Nicolo
870 Faas Rd.
Shortsville, NY 14548
Acreage: 0.56

Tax Map No.: 32.19-1-20
Physical Address: Kent Klub Rd.
Record Owner Name(s): Unknown Owner
Mailing Address: Unknown
Acreage: 0.10

Tax Map No.: 52.00-2-20
Physical Address: Irelandville Rd.
Record Owner Name(s): Jones, Harvey Jr.
Mailing Address: Harvey Jones Jr.
308 Delancey St., 10B
New York, NY 10002
Acreage: 0.30

Tax Map No.: 52.00-4-48
Physical Address: 3669 Cross Rd.
Record Owner Name(s): Tucker, Estate of Rita/Tucker, Estate of James
Mailing Address: Estate of Rita Tucker/Estate of James Tucker
3669 Cross Rd.
Watkins Glen, NY 14891

Acreage: 2.48

SCHEDULE A