

STATE OF NEW YORK  
COUNTY COURT: CHEMUNG COUNTY

In the Matter of Foreclosure of 2021 tax liens  
by Proceedings in Rem Pursuant to Article Eleven of  
The Real Property Tax Law by the County of Chemung  
affecting parcels located in the Towns of  
ASHLAND, BALDWIN, BIG FLATS, CATLIN, CHEMUNG,  
ELMIRA, ERIN, HORSEHEADS, SOUTHPORT, VAN ETTEN,  
VETERAN, AND CITY OF ELMIRA

REPORT AND  
NOTICE OF SURPLUS  
FORECLOSURE SALE  
PROCEEDS

Index No.2021-1237

CHEMUNG COUNTY CLERK  
OCT 24 2024 PM 3:49

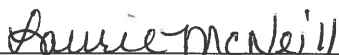
STATE OF NEW YORK, COUNTY OF CHEMUNG ) SS.:

Pursuant to Section 1196 of the Real Property Tax Law (RPTL) of the State of New York, I, Katlyn Colombani-Ruiz, County Treasurer and Enforcing Officer of the County of Chemung, does hereby certify and affirm as true under the penalties of perjury that:

1. Annexed hereto and made a part hereof as Exhibit "A" is a list of the parcels sold at the public auction held in and for the County of Chemung on November 14, 2023 which realized a surplus in sale proceeds after the payment of all delinquent taxes pursuant to NYS Law; and
2. Annexed hereto and made a part hereof as Exhibit "B" is a list of the parcels included in the public auction held in and for the County of Chemung on November 14, 2023 which did not realize a surplus in sale proceeds for the reasons set forth on said Exhibit.
3. This will further confirm that as your deponent awaited determination from the State of New York regarding surplus foreclosure sale proceeds, the surplus funds referred to in paragraph (A) above were deposited into an interest-bearing Court and Trust Account shortly after the public auction held in November 2023.
4. This Report and Notice is being filed in the Office of the County Clerk and the Chemung County Treasurer's Office pursuant to RPTL §1196. Claims for surplus funds shall be made in accordance with Real Property Actions and Proceedings Law §1361.

  
KATLYN COLOMBANI-RUIZ  
Chemung County Treasurer

Sworn to before me this 24<sup>th</sup>  
day of October, 2024

  
Notary Public

LAURIE A MCNEILL  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01MC6240975  
Qualified in Chemung County  
My Commission Expires 5-9-2027

SCHEDULE "A"

BID #	SWIS	MAP	PROPERTY ADDRESS	FORMER OWNER	PURCHASER	SALE PRICE	BACK TAXES/ DELINQUENCY	Additional Tax/Fees	Total Tax	2% or \$250	Proceeds	Excess Proceeds
2	70400	100.09-3-4	506 LUCE ST	LOVETT JEFFREY A	Alessandro De Oliveira	30,200.00	5,886.51	1883.09	7,769.60	250.00	22,180.40	22,180.40
3	70400	100.09-5-11	520 GAINES ST	KELSEY SCOTT	OKAYPROPERTY LLC	34,000.00	7,591.11	1505.16	9,096.27	250.00	24,633.73	24,633.73
4	70400	79.13-2-89	366 -368 W THURST	ROGERS JAMES S JR	Rivera Puertari Investment LLC	26,100.00	20,273.48	2029.52	22,303.00	446.06	3,350.94	3,350.94
6	70400	79.19-3-31	327 E CENTER ST	SOLOMON BENJAMIN L	John VanKenselslaer	15,100.00	3,689.52	2748.35	6,437.87	250.00	8,412.13	8,412.13
8	70400	79.19-5-20	1310 PRATT ST	SPICER CLAUDE F	Michael Lincichy	23,200.00	9,489.24	3320.58	12,809.82	256.20	10,133.98	10,133.98
10	70400	89.06-1-18	1208 DAVIS ST	JWORLD ENDEAVORS,	Zamantha Zamora-Urbina	5,500.00	6,360.28	730.95	7,091.23	250.00	7,658.77	7,658.77
13	70400	89.07-5-59	1018 LAKE ST	PASTORE JEREMY	NovaNest Inc	15,000.00	1,604.58	226.76	1,831.34	250.00	3,418.66	3,418.66
15	70400	89.10-7-99	914 N MAIN ST	WHITTY EARL JR	Anthony silvia	22,000.00	7,582.43	1429.57	9,012.00	250.00	12,738.00	12,738.00
28	70400	89.11-6-66	430 STANDISH ST	MALONE TYRONE W	Harrison Davis	22,600.00	6,856.24	1315.49	8,171.73	250.00	14,178.27	14,178.27
29	70400	89.11-6-67	805 OAK ST	SHARK CORPORATION	Anthony silvia	1,025.00	372.18	64.24	436.42	250.00	338.58	338.58
31	70400	89.12-1-5	710 STANDISH ST	SWINTON CORA LEE	Chocolate Diamonds Holdings	50,300.00	11,885.54	2288.62	14,174.16	283.48	35,842.36	35,842.36
36	70400	89.13-3-24	815 WALNUT ST	BAKER SHARON	Michael Lincichy	18,600.00	1,958.96	2111.58	4,070.54	250.00	14,279.46	14,279.46
38	70400	89.14-1-60	820 LINCOLN ST	KELSEY ERICA L	Diego Pereira	27,100.00	16,359.21	2318.88	18,678.09	373.56	8,048.34	8,048.34
44	70400	89.16-1-18	421 HIGH ST	BAILEY DALE E	LUCIMAR PUERARI	33,300.00	3,379.73	1327.55	4,707.28	250.00	11,142.72	11,142.72
52	70400	89.17-4-20	659 W THIRD ST	BRIEM WILLIAM K	James Stevenson	36,400.00	7,609.73	2772.54	10,382.27	250.00	22,667.73	22,667.73
55	70400	89.18-2-20	612 W CHURCH ST	GOLDSMITH DANIEL	Janice Wright	29,400.00	6,535.43	2324.27	8,769.70	250.00	20,380.30	20,380.30
61	70400	89.07-2-20	306 FULTON ST	WATERS KELSEY	Elsangela Oliveira	24,100.00	12713.71	1913.65	14,627.36	292.55	9,180.09	9,180.09
64	70400	89.07-3-72	268 W HUDSON ST	PIERSON DAVID	Rivera Puertari Investment LLC	24,100.00	7275.85	1855.55	9,131.40	250.00	14,718.60	14,718.60
66	70400	89.07-7-39	160 BOARDMAN ST	ROGERS JAMES S JR	Michael Lincichy	14,100.00	11,782.64	1651.98	13,434.62	268.69	396.69	396.69
67	70400	89.08-4-23	301 CATHERINE ST	TITLUS ROBIN A	Rivera Puertari Investment LLC	18,100.00	11,797.88	1733.75	13,531.63	270.63	4,297.73	4,297.73
74	70400	89.11-10-21	548 S MAIN ST	SLOVER ROBERT* D	James Nichols	17,500.00	4466.06	1839.46	6,305.52	250.00	10,944.48	10,944.48
77	70400	89.12-1-1	500 ERIE ST	LAFRANCE EQUIPMENT	Jessica Allen	10,100.00	2,085.84	668.94	2,754.78	250.00	7,095.22	7,095.22
79	70400	89.12-7-10	201 E MILLER ST	DRISCOLL DARON	Chemung County Property Development Corporation	9,300.00	6,283.27	625.13	6,908.40	250.00	2,141.60	2,141.60
81	70400	89.15-1-27	517 -519 JEFFERSON	RUSS MARCUS	NovaNest Inc	40,100.00	9,075.89	1360.55	10,436.44	250.00	29,413.56	29,413.56
84	70400	89.15-4-18	606 PENNSYLVANIA	ALEGRIA JAIME	Meire Ribeiro	30,300.00	3,549.36	1920.89	5,470.25	250.00	24,579.75	24,579.75
91	70400	89.19-3-10	451 CYPRESS ST	CRESS JERRE T	Wonder Acaqpo Addra	50,300.00	10,181.95	2072.06	12,254.01	250.00	37,795.99	37,795.99
92	70400	89.19-6-22	327 SOPHER ST	ROMIG JEFFREY	Nicholas Crawford	28,000.00	24276.4	1741.71	26,018.11	520.36	1,461.53	1,461.53
93	72001	131.06-3-55	296 CHURCH ST	TAGLIOSKI JOSH	Gennesis Real Estate LLC	31,700.00	5999.28	3474.38	9,473.66	250.00	21,976.34	21,976.34
99	72400	66.04-1-47	10 OLCOTT RD S	GUSH JOSEPH P	Chemung County Property Development Corporation	19,800.00	15677.26	1297.95	16,975.21	339.50	2,485.28	2,485.28
101	72400	67.01-1-54	541 COUNTY ROUTE	WELCH ROSE S	Mark Denticola	44,100.00	6132.73	1114.23	7,246.96	250.00	36,603.04	36,603.04
108	72800	93.00-1-32.1	42 W THOMAS RD	CARRUTH LUTHER	Andrew Russo	38,200.00	2002.95	435.11	2,438.06	250.00	35,511.94	35,511.94
117	73200	71.00-1-5.2	BREESPORT N CHEMU	BUCHANAN DONALD	Nehemy DeJean	2,025.00	272.13	24.71	296.84	250.00	1,478.16	1,478.16
118	73200	73.00-1-45.1	628 WYNCOOP CREEK	ROSE RODGER A	Carl McCartney	30,000.00	3391.19	829.29	4,220.48	250.00	25,529.52	25,529.52
119	73401	59.09-1-54	204 THORNE ST	KAMBEITZ SUSAN	Joel Dordoni	25,100.00	1622.58	221.83	1,844.41	250.00	23,005.59	23,005.59
122	73403	69.17-2-30	223 W 17TH ST	FULLWOOD CLARA	James Stevenson	52,300.00	3537.21	1327.47	4,864.68	250.00	47,185.32	47,185.32
123	73403	78.08-3-22	273 -277 W 13TH S	MALLARE THOMAS R	Rukmangada Buidietti	10,100.00	2081.89	601.43	2,683.32	250.00	7,166.68	7,166.68
125	73403	79.05-3-16	2116 COLLEGE AVE	MULLIN THOMAS	Samson Lin	41,100.00	6462.11	1742.51	8,204.62	250.00	32,645.38	32,645.38
138	73600	108.02-1-41	1210 TRESSCOTT DR	HOLLY LINDA M	Globe West Builders LLC	105,000.00	11760.56	3507.84	15,268.40	305.37	89,426.23	89,426.23
144	73600	110.05-3-9	314 HAMMOND TER	PROULX ESTATE EDWA	Brashome LLC	25,100.00	6039.99	1996.63	8,036.62	250.00	16,813.38	16,813.38
146	73600	118.01-1-55	1446 PENNSYLVANIA	SMITH TANYA	Mark Longo	25,200.00	22021.74	2507.77	24,529.51	490.59	179.90	179.90
151	73800	45.18-1-63	12 FRONT ST	GRAHAM JOHN	Globe West Builders LLC	75,500.00	12016.79	2875.64	14,892.43	297.85	60,309.72	60,309.72
162	73489	69.10-3-5	153 Fairview Rd	Chrisjohn, Paul J	Ryan Shaffer	70,100.00	834.75	15433.80	16,268.55	250.00	53,581.45	53,581.45
						1,230,850.00	320,776.18	85,081.43	403,857.61	11,644.85	815,347.54	815,347.54

SCHEDULE "A"

BID #	SWIS	MAP	PROPERTY ADDRESS	FORMER OWNER	PURCHASER	SALE PRICE	BACK TAXES/ DELINQUENCY	Additional Tax/Fees	Total Tax	2% or \$250	Proceeds	Excess Proceeds
1	070400	99.15-5-52	206-208 W MILLER ST	DOD PROPERTIES LLC	Iman McKay SR	59,100.00	29,573.48	5,363.05	34,936.53	698.73	23,464.74	23,464.74
2	070400	89.15-7-17	410 BALDWIN ST	MARKS SHAUN M	Rick Curren	16,600.00	4,600.65	671.65	5,272.30	250.00	11,077.70	11,077.70
3	070400	89.10-6-26	970 MAGEE ST	WILSON MICHAEL	Michael Lituchy	22,100.00	11,753.73	2,763.04	14,516.77	290.34	7,292.90	7,292.90
5	073403	69.17-2-21	214 W 17TH ST	MARKS SHAUN	Ishtiaq H. Raja	13,400.00	6,023.66	1,524.91	7,548.57	250.00	5,601.43	5,601.43
6	070400	79.13-1-34	206 KENDALL PL	SHUTT GEORGE	Andrew Guerrero	52,100.00	4,541.01	1,950.09	6,491.10	250.00	45,358.90	45,358.90
7	070400	99.12-9-47	303 E MILLER ST	PIERSON TEAIRA	Tara K. Barrett	35,500.00	6,646.37	3,020.61	9,666.98	250.00	25,583.02	25,583.02
8	073600	108.02-2-46	8 GREATSINGER DR	RUX FLORA	Courtney Simmons	133,900.00	11,118.79	2,250.16	13,368.95	267.38	120,263.67	120,263.67
9	070400	89.18-8-45	357 GRAY ST W	Octagon Apartments Lic	Alexis Requeno	25,300.00	12,705.77	1,724.77	14,430.54	288.61	10,580.85	10,580.85
10	070400	89.07-7-9	1005 PRAATT ST	Gibbs, Olivia N	Tara K. Barrett	38,300.00	7,195.65	1,569.06	8,764.71	250.00	29,285.29	29,285.29
13	070400	89.07-3-39	1101 LAKE ST	Elmira, Savings Bank Fsb	Camilo Canesa Deleon	29,600.00	13,164.23	2,825.39	15,989.62	319.79	13,290.59	13,290.59
16	074089	39.00-1-6.2	166 ROEMMELT RD	Burke, Michael C	Ronald Butler	8,553.00	1,621.95	3,641.09	5,263.04	250.00	3,039.96	3,039.96
17	070400	99.11-9-39	511 HERRICK ST	Reese, Michael J	Michael J. Reese	76,847.00	9,725.99	2,122.81	11,848.80	250.00	64,748.20	64,748.20
18	074089	39.00-1-6.3	ROEMMELT RD	Burke, Michael C	Ronald Butler	33,000.00	13,096.39	405.26	13,501.65	270.03	19,228.31	19,228.31
19	070400	89.18-3-3	521 W SECOND ST	Walker (Land Contract), Jeremy	Mustafa Aahangaran	24,000.00	14,551.77	2,540.57	17,092.34	341.85	6,565.81	6,565.81
23	073489	49.00-1-7.1	NYS ROUTE 13	Laughlin, Grant	Camilo Canesa Deleon	1,700.00	842.07	88.30	930.37	250.00	519.63	519.63
26	070400	99.15-5-49	215 JUANITA ST	Peterson, Justin	Camilo Canesa Deleon	7,500.00	2,770.46	1,531.74	4,302.20	250.00	2,947.80	2,947.80
27	070400	99.15-8-8	726 S MAIN ST	Kelsey, Erica L	Frank Gallo	13,700.00	8,584.49	2,531.11	11,115.60	250.00	2,334.40	2,334.40
28	072001	131.06-2-8	3633 W 4TH ST	Riley, William R	Andrew Coles	13,300.00	3,391.27	3,641.75	7,033.02	250.00	6,016.98	6,016.98
						604,500.00	161,907.73	40,165.35	202,073.08	5,226.73	397,200.20	397,200.20