

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

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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**  
Index No. 17-201

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**PLEASE TAKE NOTICE** that annexed hereto is a true and correct conformed copy of the **Judgment of Foreclosure** dated March 29, 2019 that was entered in the office of the Clerk of the County of Schuyler on March 29, 2019.

Dated: March 29, 2019

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

At a regular term , of the County Court in and for the County of Schuyler, at the courthouse, at 105 Ninth Street, Watkins Glen, New York, on the 29th day of March, 2019

Present: Hon. Dennis J. Morris, JCC

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

RECEIVED  
2019 MAR 29 PM 3:53  
SCHUYLER COUNTY CLERK

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

Index No. 17-201

**THE COUNTY OF SCHUYLER,**  
Petitioner

**JUDGMENT OF  
FORECLOSURE**

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**ON** the Petition and Notice of Foreclosure in this action, and all proceedings thereon; and on reading and filing the affirmation of regularity of STEVEN J. GETMAN, SCHUYLER COUNTY ATTORNEY, dated March 15, 2019, 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 on the Supplemental Affirmation of Steven J. Getman Dated March 28, 2019 (DJM)

**ON** reading and filing the affirmation of STEVEN J. GETMAN, dated March 15, 2019, 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;

**NOW**, on motion SCHUYLER COUNTY ATTORNEY'S OFFICE, 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 the subject premises are more particularly described in **Schedule A** annexed hereto; 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," 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 at public auction at Schuyler County Office Building, Village of Watkins Glen, County of Schuyler, by and under the direction of Holley Sokolowski, Enforcing Officer of the County of Schuyler who is hereby appointed for that purpose; and that the said Enforcing Officer give public notice of the time and place of such sale according to law and public notice of sale pursuant to Section 1136, Subdivision 4, of the Real Property Tax Law of the State of New York; and it is further

**ORDERED, ADJUDGED AND DECREED** that each of the above parcels of land to 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: 3-29-19  
Watkins Glen, New York

**ENTER,**

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HON. DENNIS J. MORRIS, JCC

Exhibit A  
Taxes due January 1, 2017 and filed on list of delinquent taxes November 1, 2017

<u>Town of Catharine</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
78.00-1-45	MAYER BONNIE L		2539 STATE ROUTE 228	0.45
99.00-1-37.2	LEWIS BONNIE		5790 STATE ROUTE 224	0.59
<u>Town of Cayuta</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
113.00-1-33	BRUTCHER JESSE A	BRUTCHER SHANNON L	6334 STATE ROUTE 224	0.47
<u>Town of Dix</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
84.00-1-22	GETMAN GARY M	DOANE MICHAEL L	2355 BAKER HILL RD	0.98
86.01-1-22	WOODWORTH LEE ANNE		2354 STATE ROUTE 414	0.52
94.00-1-9	GLICK MARY E		1909 BAKER HILL RD	0.90
<u>Town of Hector</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
5.00-1-6.2	ELDRIDGE DAVID		5872 W SENECA RD	1.77
22.00-1-80	D-N-A FARMS INC		CLOVER HILL RD	2.20
25.00-1-49	KNAPP EARL	KNAPP SHEILA	4804 BLACK RD	1.00
34.00-1-6.11	PALUMBO JOSEPH	PALUMBO LISA	4383 WYCKOFF RD	84.16
47.00-1-28.1	ROBINSON, F/K/A KELLY JOYCE		3711 STATE ROUTE 228	16.10
<u>Town of Montour</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
66.00-1-11	DILLON ESTATE RUTH F	DILLON KENNETH F	2860 MILLS RD	82.50
<u>Town of Orange</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
71.00-1-13	BARROWS ESTATE SALLY A	% DAVID MENDEZ	2821 STATE ROUTE 226	5.00
83.00-1-26.22	SCHOFFNER ERIC	GEE MICHELLE A	1978 COUNTY ROAD 16	8.06
92.00-1-6.21	LEWIS EDMOND A III	LEWIS, SILVIA B. ED S LEWIS JR	COUNTY ROAD 22	53.51
92.17-1-18	KUBISKY LOUIS		881 COUNTY ROAD 16	0.13
102.05-1-14	STATES LAWRENCE M	STATES KIMBERLY L	910 DOANE RD	0.33
102.05-1-9	FLGH LLC	HENRY DEAN	892 HORNBY RD	0.57
<u>Town of Reading</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
30.00-3-21.1	HOU HUIPING		1966 EATON RD	20.71
53.00-1-59	BRADFORD JEREMIAH M		2891 IRELANDVILLE RD	0.42
64.08-3-13.2	BENEDICT WILLIAM L	BENEDICT JOHN W	COUNTY ROAD 30	0.04
<u>Town of Tyrone</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
49.06-3-12	JANSEN ESTATE RUTH	JANSEN ESTATE JAMES	3612 WAGNER RD	0.29
50.00-1-47	TRAPANI MICHAEL	LANCELOT STEVEN	COUNTY ROAD 23	29.20
50.00-1-49	TRAPANI, CARL CONTE MICHAEL	LANCELOT STEVEN	1194 COUNTY ROAD 23	5.53
50.00-1-50	LANCELOT STEVEN	TRAPANI MICHAEL	COUNTY ROAD 23	0.50

Exhibit B  
Taxes due January 1, 2016 and filed on list of delinquent taxes November 1, 2016

<u>Town of Dix</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
84.00-1-1.111	BRODA ESTATE EDWARD A	JAMIE BRODA	COUNTY ROAD 19	5.88
84.00-1-1.113	BRODA ESTATE EDWARD A	JAMIE BRODA	2271 COUNTY ROAD 19	2.02
<u>Town of Orange</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
92.17-1-26	CARR ROBERT P	RYBAK KARLI A	952 COUNTY ROAD 16	5.22
<u>Town of Tyrone</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
39.15-1-35	PARRISH DAVID	MACK TIRE LLC	494 COUNTY ROAD 23	0.75

Exhibit C  
Taxes due January 1, 2015 and filed on list of delinquent taxes November 2, 2015

<u>Town of Orange</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
92.17-1-26	CARR ROBERT P	RYBAK KARLI A	952 COUNTY ROAD 16	5.22

SCHEDULE A: