

**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. 18-224

PLEASE TAKE NOTICE that annexed hereto is a true and correct copy of the **Judgment of Foreclosure** dated January 20, 2022 that was entered in the office of the Clerk of the County of Schuyler on January 21, 2022.

Dated: January 24, 2022

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

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SCHUYLER COUNTY CLERK

At a regular term, of the Supreme Court in and for the County of Schuyler, at the courthouse, at 105 Ninth Street, Watkins Glen, New York, on the 20 day of January, 2022.

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. 18-224

**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, Schuyler County Attorney, dated September 29, 2021, 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 September 29, 2021, 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, 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: January 20, 2022
Watkins Glen, New York

ENTER,



HON. CHRISTOPHER P. BAKER, JSC

SCHEDULE A

<u>Town of Dix</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
105.00-1-3	BRILL ESTATE ELLEN C		2979 PEARL ST	5.44
95.00-1-6	MARMUSCAK ANDREW J		1986 MEADS HILL RD	1
74.00-1-7.2	PHILLIPS WENDELL B	STEPHENS KIM J	VANZANDT HOLLOW RD	33.31
<u>Town of Hector</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
2.00-1-53	JOHNSON BRADLEY & HOLLY	JESSE	DLJGUE RD	14.85
<u>Town of Montour</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
86.08-1-81	RITTER AMY K		318 E MAIN ST	0.42
<u>Town of Reading</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
63.00-1-8	SHEA SUZANNE		2740 COUNTY ROAD 23	0.8
63.00-1-9	SHEA SUZANNE		COUNTY ROAD 23	4.82
<u>Town of Tyrone</u>	<u>Owner 1</u>	<u>Owner 2</u>	<u>Location</u>	<u>Acreage</u>
49.00-1-62.2	CHAFFEE GARY	CHAFFEE DUANE	HEJGGINS RD	0.2