

STATE OF NEW YORK COUNTY COURT
COUNTY OF CHEMUNG

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
AFFAIDAVIT OF
NO SURPLUS SALE
PROCEEDS

Index No. 2021-1237

STATE OF NEW YORK)
) ss.:
COUNTY OF CHEMUNG)

CHEMUNG COUNTY CLERK
OCT 24 2024 PM 3:49

KATLYN COLOMBANI-RUIZ, being duly sworn, deposes and says:

1. I am the County Treasurer and Enforcing Officer for the County of Chemung, State of New York. I submit this Affidavit in support of the attached list of parcels included in the public auction held in and for the County of Chemung November 14, 2023 which did not realize a surplus in sale proceeds for the reasons set forth on said Exhibit.
2. All of the parcels in question were foreclosed upon by the County of Chemung by an action in Rem for the tax year 2022, pursuant to Article Eleven of the Real Property Tax Law.
3. The parcels noted on the attached Schedule "B" were all sold at the public auction, but the delinquent taxes, interest and fees exceeded the bid price.
4. There were 4 additional parcels which the County foreclosed upon but which did not receive bids or the bid was rejected and the reasons for each are set forth below in the attached schedule:
5. For the reasons set forth above, I respectfully request that the Court confirm that the parcels noted above have no surplus funds available pursuant to Title 6 (Distribution of Surplus) of the Real Property Tax Law.

Katlyn Colombani Ruiz
KATLYN COLOMBANI-RUIZ
Chemung County Treasurer

Sworn to before me this
24th day of October, 2024

Laurie McNeill
Notary Public

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

CHEMUNG COUNTY
AUCTION RESULTS

11/14/2023

| BID # | SWIS | MAP | PROPERTY ADDRESS | PRIOR OWNER | PURCHASER | SALE PRICE | BACK TAXES/ DELINQUENCY | NET GAIN/LOSS | ASSESSMENT | % FULL VALUE PAID |
|-------|--------|--------------|----------------------------|----------------|----------------------|------------|----------------------------|---------------|------------|----------------------|
| 1 | 070400 | 99.15-5-52 | 206-208 W MILLER ST | CHEMUNG COUNTY | Iman McKay SR | 59,100.00 | 29,573.48 | 29,526.52 | 113,000.00 | 52% |
| 2 | 070400 | 89.15-7-17 | 410 BALDWIN ST | CHEMUNG COUNTY | Rick Curran | 16,600.00 | 4,600.65 | 11,999.35 | 16,000.00 | 104% |
| 3 | 070400 | 89.10-6-26 | 970 MAGEE ST | CHEMUNG COUNTY | Michael Lituchy | 22,100.00 | 11,753.73 | 10,346.27 | 50,000.00 | 44% |
| 4 | 070400 | 99.12-1-8 | 206 BRAND ST | CHEMUNG COUNTY | Glen Cerny | 1,725.00 | 3,472.66 | (1,747.66) | 15,000.00 | 12% |
| 5 | 073403 | 69.17-2-21 | 214 W 17TH ST | CHEMUNG COUNTY | Ishtiaq H. Raja | 13,400.00 | 6,023.66 | 7,376.34 | 26,900.00 | 50% |
| 6 | 070400 | 79.13-1-34 | 206 KENDALL PL | CHEMUNG COUNTY | Andrew Guerrero | 52,100.00 | 4,541.01 | 47,558.99 | 47,000.00 | 111% |
| 7 | 070400 | 99.12-9-47 | 303 E MILLER ST | CHEMUNG COUNTY | Tara K. Barrett | 35,500.00 | 6,646.37 | 28,853.63 | 45,000.00 | 79% |
| 8 | 073600 | 108.02-2-46 | 8 GREATSINGER DR | CHEMUNG COUNTY | Courtney Simmons | 133,900.00 | 11,118.79 | 122,781.21 | 137,900.00 | 97% |
| 9 | 070400 | 89.18-8-45 | 357 GRAY ST W | CHEMUNG COUNTY | Alexis Requeno | 25,300.00 | 12,705.77 | 12,594.23 | 20,000.00 | 127% |
| 10 | 070400 | 89.07-7-9 | 1005 PRATT ST | CHEMUNG COUNTY | Tara K. Barrett | 38,300.00 | 7,195.65 | 31,104.35 | 32,000.00 | 120% |
| 11 | 072400 | 66.02-2-10.2 | 12 PINE ST | CHEMUNG COUNTY | | - | 813.84 | - | 1,100.00 | 0% |
| 13 | 070400 | 89.07-3-39 | 1101 LAKE ST | CHEMUNG COUNTY | Camilo Canesa Deleon | 29,600.00 | 13,164.23 | 16,435.77 | 35,000.00 | 85% |
| 14 | 070400 | 89.11-6-68 | 803 OAK ST | CHEMUNG COUNTY | Jason Chocianowski | 6,800.00 | 14,842.13 | (8,042.13) | 17,000.00 | 40% |
| 15 | 070400 | 79.19-4-6 | 1212 GRAND CENTRAL | CHEMUNG COUNTY | Camilo Canesa Deleon | 4,100.00 | 5,743.85 | (1,643.85) | 5,100.00 | 80% |
| 16 | 074089 | 39.00-1-6.2 | 166 ROEMMELT RD | CHEMUNG COUNTY | Ronald Butler | 8,553.00 | 1,621.95 | 6,931.05 | 115,000.00 | 7% |
| 17 | 070400 | 99.11-9-39 | 511 HERRICK ST | CHEMUNG COUNTY | Michael J. Reese | 76,847.00 | 9,725.99 | 67,121.01 | 42,000.00 | 183% |
| 18 | 074089 | 39.00-1-6.3 | ROEMMELT RD | CHEMUNG COUNTY | Ronald Butler | 33,000.00 | 13,096.39 | 19,903.61 | 12,800.00 | 258% |
| 19 | 070400 | 89.18-3-3 | 521 W SECOND ST | CHEMUNG COUNTY | Mustafa Aahangaran | 24,000.00 | 14,551.77 | 9,448.23 | 40,000.00 | 60% |
| 20 | 070400 | 89.18-1-19 | 509 WALNUT ST | CHEMUNG COUNTY | Luis Marin | 6,100.00 | 14,003.06 | (7,903.06) | 45,000.00 | 14% |
| 21 | 070400 | 89.18-3-56 | 512 W FIRST ST | CHEMUNG COUNTY | Jesse Keegan Brown | 15,500.00 | 10,636.60 | 4,863.40 | 40,000.00 | 39% |
| 22 | 070400 | 99.11-10-73 | 503 FULTON ST | CHEMUNG COUNTY | | - | 8,122.02 | - | 20,000.00 | 0% |
| 23 | 073489 | 49.00-1-7.1 | NYS ROUTE 13 | CHEMUNG COUNTY | Camilo Canesa Deleon | 1,700.00 | 842.07 | 857.93 | 3,000.00 | 57% |
| 24 | 074089 | 40.00-2-21 | W SULLIVANVILLE RD | CHEMUNG COUNTY | Glen Cerny | 260.00 | 257.81 | 2.19 | 1,000.00 | 26% |
| 25 | 070400 | 99.08-5-34 | 255 BRAND ST | CHEMUNG COUNTY | Brian Decker | 6,000.00 | 6,909.66 | (909.66) | 33,000.00 | 18% |
| 26 | 070400 | 99.15-5-49 | 215 JUANITA ST | CHEMUNG COUNTY | Camilo Canesa Deleon | 7,500.00 | 2,770.46 | 4,729.54 | 8,000.00 | 94% |
| 27 | 070400 | 99.15-8-8 | 726 S MAIN ST | CHEMUNG COUNTY | Frank Gallo | 13,700.00 | 8,584.49 | 5,115.51 | 35,000.00 | 39% |
| 28 | 072001 | 131.06-2-8 | 3633 W 4TH ST | CHEMUNG COUNTY | Andrew Coles | 13,300.00 | 3,391.27 | 9,908.73 | 676.00 | 1967% |
| 29 | 072200 | 92.00-1-65 | 740 BREESPORT N CHEMUNG RD | CHEMUNG COUNTY | | - | 3,338.57 | - | 750.00 | 0% |
| 30 | 070400 | 99.08-4-26 | 351-353 SPAULDING ST | CHEMUNG COUNTY | | - | 13,663.58 | - | 30,000.00 | 0% |
| | | | | | | 644,985.00 | 243,711.51 | 427,211.50 | 987,226.00 | |

SCHEDULE "B"

| BID # | SWIS | MAP | PROPERTY ADDRESS | FORMER OWNER | PURCHASER | SALE PRICE | BACK TAXES/ DELINQUENCY | Additional Tax/Fees | Total Tax | 2% or \$250 | Proceeds | Excess Proceeds |
|-------|--------|------------|--------------------|----------------------|----------------------|------------|----------------------------|------------------------|-----------|-------------|-------------|-----------------|
| 4 | 070400 | 99.12-1-8 | 206 BRAND ST | MARKS SHAUN M | Glen Cerny | 1,725.00 | 3,472.66 | 831.56 | 4,304.22 | 250.00 | (2,829.22) | 0.00 |
| 14 | 070400 | 89.11-6-68 | 803 OAK ST | Pelto, Thomas | Jason Chocianowski | 6,800.00 | 14,842.13 | 1,987.62 | 16,829.75 | 336.60 | (10,366.35) | 0.00 |
| 15 | 070400 | 79.19-4-6 | 1212 GRAND CENTRAL | Keebler, Leo C Jr | Camilo Canesa Deleon | 4,100.00 | 5,743.85 | 771.25 | 6,515.10 | 250.00 | (2,665.10) | 0.00 |
| 20 | 070400 | 89.18-1-19 | 509 WALNUT ST | NTOMBELA QHUBEKA M | Luis Marin | 6,100.00 | 14,003.06 | 3,451.18 | 17,454.24 | 349.08 | (11,703.32) | 0.00 |
| 21 | 070400 | 89.18-3-56 | 512 W FIRST ST | MELENDEZ RIGOBERTO T | Jesse Keegan Brown | 15,500.00 | 10,636.60 | 5,363.08 | 15,999.68 | 319.99 | (819.68) | 0.00 |
| 24 | 074089 | 40.00-2-21 | W SULLIVANVILLE RD | NTOMBELA QHUBEKA | Glen Cerny | 260.00 | 257.81 | 31.80 | 289.61 | 250.00 | (279.61) | 0.00 |
| 25 | 070400 | 99.08-5-34 | 255 BRAND ST | SUTTON KARLEEK T | Brian Decker | 6,000.00 | 6,909.66 | 1,738.68 | 8,648.34 | 250.00 | (2,898.34) | 0.00 |
| | | | | | | 40,485.00 | 55,865.77 | 14,175.17 | 70,040.94 | 2,005.67 | (31,561.61) | - |

SCHEDULE "C"

| BID # | SWIS | MAP | PROPERTY ADDRESS | FORMER OWNER | PURCHASER | SALE PRICE | BACK TAXES/ DELINQUENCY | Additional Tax/Fees | Total Tax | 2% or \$250 | Proceeds | Excess Proceeds |
|-------|--------|--------------|----------------------------|-------------------|-----------|------------|----------------------------|------------------------|-----------|-------------|----------|-----------------|
| 11 | 072400 | 66.02-2-10.2 | 12 PINE ST | KESSLER ROBERT | No sale | - | 813.84 | 8.01 | 821.85 | 250.00 | - | - |
| 22 | 070400 | 99.11-10-73 | 503 FULTON ST | BREWER EMILY J | No sale | - | 8,122.02 | 1,288.92 | 9,410.94 | 250.00 | - | - |
| 29 | 072200 | 92.00-1-65 | 740 BREESPORT N CHEMUNG RD | GILBERT ALAN | No sale | - | 3,338.57 | 892.15 | 4,230.72 | 250.00 | - | - |
| 30 | 070400 | 99.08-4-26 | 351-353 SPAULDING ST | ROGERS NATEYVONNE | No sale | - | 13,663.58 | 2,928.68 | 16,592.26 | 331.85 | - | - |
| | | | | | | | 25,938.01 | 5,117.75 | 31,055.76 | 1,081.85 | - | - |