

STATE OF NEW YORK COUNTY COURT
COUNTY OF CHEMUNG

In the Matter of Foreclosure of 2022 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
AFFIDAVIT OF
NO SURPLUS SALE
PROCEEDS

Index No.2022-1289

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

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 20, 2024 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 2023, 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 18 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.

K. Colombani-Ruiz
KATLYN COLOMBANI-RUIZ
Chemung County Treasurer

Sworn to before me this
7th day of April, 2025

Laurie McNeill

Notary Public
LAURIE A MCNEILL
NOTARY PUBLIC-STATE OF NEW YORK
No. 03MC6240975
Qualified in Chemung County
My Commission Expires *5/9/27*

CHEMUNG COUNTY
AUCTION RESULTS
11/20/2024

BID #	SWIS	MAP	PROPERTY ADDRESS	PRIOR OWNER	PURCHASER	SALE PRICE	BACK TAXES/ DELINQUENCY	NET GAIN/LOSS	ASSESSMENT	% FULL VALUE PAID
1	70400	79.19-3-33	331 E CENTER ST	Sytheisa Dennard & Leslie Morrow James	Costa Barreto P	8,100.00	9,962.47	(1,862.47)	29,000.00	28%
2	70400	89.11-3-18	708 BALDWIN ST	Jyleann M. Blake & Torall Cernohorsky	Cynthia Palmer	7,500.00	7,947.83	(447.83)	19,000.00	39%
4	70400	89.12-1-31	802 OAK ST	Jeremy Pastore	Chemung Count	3,150.00	2,573.41	576.59	3,700.00	85%
5	70400	89.12-2-45	722 GERMAN ST	Jeremy Pastore	Livia Barges Rom	3,000.00	2,077.85	922.15	3,800.00	79%
6	70400	89.12-4-41	612 SULLIVAN ST	Jeremy Pastore	Samson Lin	6,400.00	3,426.69	2,973.31	10,000.00	64%
7	70400	89.16-1-13	457 HIGH ST	High Street Elmira LLC	Costa Barreto P	8,400.00	4,836.57	3,563.43	18,000.00	47%
8	070400	89.16-4-51.1	Beach (ES) St.	Qhubeka M. Ntombela	Zachary Overcra	55.00	355.29	(300.29)	1,000.00	6%
9	70400	89.16-7-25	905 E MARKET ST	Leo C. Keebler Jr.	Camilo Deteon	1,625.00	381.19	1,243.81	2,000.00	81%
10	70400	89.16-7-49	207 HARRIET ST	Jeremy Pastore	Zachary Overcra	1,275.00	1,549.15	(274.15)	3,300.00	39%
11	70400	89.18-1-27	411 WALNUT ST	BFE Rentals LLC	Haim Haviv	19,000.00	11,888.23	7,311.77	49,000.00	39%
12	70400	89.18-3-3	521 W SECOND ST	Candlelight Properties LLC Comerstone Homes Inc	Abdul Rafiqi	26,400.00	19,129.58	7,270.42	40,000.00	66%
13	70400	89.18-7-34	378 FIRST ST W	Emily A. Abeel	Charles Hunter	11,100.00	17,870.19	(6,770.19)	42,000.00	26%
14	70400	89.19-2-74.1	224 W FIRST ST	Nicolas L. Pint	Chemung Count	5,600.00	19,866.63	(14,266.63)	70,000.00	8%
15	70400	99.08-4-53	303 LORMORE ST	Jeremy Pastore	Thomas Strong J	1,825.00	1,793.71	31.29	3,600.00	51%
16	70400	99.11-1-36	503 FULTON ST	Emily Brewer	Adonias de Souza	17,200.00	9,682.31	7,517.69	20,000.00	86%
17	70400	99.11-1-36	319 WEST AVE	Kenneth W. Kennedy	Samra Rafiqi	16,800.00	10,171.13	6,628.87	28,000.00	60%
18	70400	99.12-10-34	769 VALENTINE ST	Jeremy Pastore	Haim Haviv	7,500.00	1,916.71	5,583.29	6,500.00	115%
20	70400	99.15-7-40	221 -223 W MILLER	James Rogers	Zachary Overcra	5,100.00	22,437.19	(4,037.19)	44,000.00	42%
22	72089	131.00-1-6.1	BERWICK TPKE	Shozab Roza	Nikko Reep	9,700.00	4,650.20	5,049.80	750.00	1293%
23	72200	92.00-1-65	740 BREESPORT N CHEMUNG RD	Alan & Carla Gilbert	No Sale				1,300.00	0%
24	72400	66.02-2-10.2	12 PINE ST	Robert & Marilyn Kessler	Ryan Miller	7,300.00	3,177.22	4,122.78	38,000.00	19%
25	72800	112.00-1-58	1135 HOFFMAN HOLL	Melissa Taylor, Colleen Gillette & John Johnson	Ryan Miller	8,500.00	8,064.18	435.82	117,000.00	7%
26	73800	123.00-1-25	85 ROTARY RD EXT	Luxe Home Inc	Marria Szathmar	11,200.00	4,378.90	6,821.10	39,900.00	28%
27	73089	88.15-1-27.1	842 LARCHMONT RD	Kenneth Kennedy	Dustin LaLonde	6,500.00	8,535.21	(2,035.21)	26,900.00	24%
28	73403	69.17-2-21	214 W 17TH ST	Shaun Marks	Roger Neal	34,800.00	5,941.36	28,858.64	112,600.00	31%
29	73489	51.00-3-23	259 JACKSON CREEK	Robert & Mary Lamey	Brent Austin	2,900.00	1,001.92	1,898.08	7,700.00	38%
30	73489	69.14-2-42	1916 GRAND CENTRA	Kim Buchanan & Estate of Clarence Buchanan	Zachary Overcra	1,075.00	948.96	126.04	4,400.00	24%
32	73600	109.07-5-16	289 UNIVERSAL AVE	Darren Cole	Daniel Williams	5,100.00	35,997.52	(30,897.52)	8,500.00	60%
33	073600	109.08-2-40	1551 CEDAR ST	Jeffrey S. Squires	Peter Abramson	12,700.00	2,101.78	10,598.22	19,590.00	65%
36	73800	54.00-1-41.213	3375 WYNCOOP CREEK	Lewis Yost	Rafael Estrella	4,400.00	1,242.58	3,157.42	10,820.00	41%
37	73800	54.00-1-41.214	WYNCOOP CREEK RD	Lewis Yost	Maria Szathmar	6,400.00	2,503.57	3,896.43	25,300.00	25%
38	74001	18.08-1-8	4177 MAIN ST	Allen Becraft	Angela Garabra	2,950.00	824.99	2,125.01	13,100.00	23%
39	74089	18.00-1-20	45 BURCH HILL RD	Robert A. Roller	Cynthia Palmer	5,200.00	1,672.49	3,527.51	20,000.00	26%
40	74089	28.08-1-12	3834 WATKINS RD	Michael J. Barcomb	Big Flip Solution	19,500.00	3,210.00	16,290.00	30,000.00	98%
41	070400	89.07-5-8	1124 Lake St	Octavian Ocasio	Brazillian Gener	20,000.00	4,069.98	15,930.02	30,000.00	67%
43	070400	89.16-6-20	315 Sullivan St	Tommie & Annie Knights	Andrew Guerret	31,300.00	4,794.23	26,505.77	36,000.00	87%
44	070400	89.16-7-58	210 Sullivan St	Ocasio Unlimited LLC	Edgar Belfort	16,600.00	13,303.56	3,296.44	40,000.00	42%
45	070400	99.08-5-26	460-462 Spaulding St	James S. Rogers, Jr.	Abm Uddin	10,000.00	3,178.94	6,821.06	35,000.00	29%
46	070400	99.15-8-37	770 S Main St	Cyle Ellison	Zachary Overcra	210.00	302.84	(92.84)	1,000.00	21%
47	070400	100.05-2-19	563 Liberty St	Qhubeka Ntombela	Bambi Flanning	11,600.00	1,932.53	9,667.47	35,950.00	32%
48	073600	109.08-2-22	1200 Woodbine Ave	Julian Barton	Sanven LLC	1,725.00	395.55	1,329.45	4,250.00	41%
49	073600	109.08-2-23	1202 Woodbine Ave	Julian Barton	Big Flip Solution	21,400.00	4,492.07	16,907.93	18,500.00	116%
19A	70400	99.15-7-29	711 DELAWARE AVE	Paul C. Nardi						

19B 70400 99.15-7-30.1 713 DELAWARE AVE

Paul C. Nardi

Big Flip Solution	1,425.00	318.18	1,106.82	1,100.00	130%
	420,915.00	265,804.85	155,110.15	1,060,760.00	

SCHEDULE B

BID #	SWIS	MAP	PROPERTY ADDRESS	FORMER OWNER	PURCHASER	SALE PRICE	BACK TAXES	2% or \$250	Loss	Excess Proceeds
1	70400	79.19-3-33	331 E CENTER ST	Syeheisa Dennard & Leslie Morrow, James	Costa Barreto Properties LLC	8,100.00	13,119.94	262.40	(5,282.34)	0
2	70400	89.11-3-18	708 BALDWIN ST	Jyleann M. Blake & Torell Cernohorsky	Cynthia Palmer	7,500.00	9,810.59	250.00	(2,560.59)	0
4	70400	89.12-1-31	802 OAK ST	Jeremy Pastore	CC Property Development Corporation	3,150.00	3,191.99	250.00	(291.99)	0
5	70400	89.12-2-45	722 GERMAN ST	Jeremy Pastore	Livia Borges Romgna	3,000.00	2,964.98	250.00	(214.98)	0
8	070400	89.16-4-51.1	Beach (ES) St	Qhubeka M. Ntombela	Zachary Overcracker	55.00	380.49	250.00	(575.49)	0
10	70400	89.16-7-49	207 HARRIET ST	Jeremy Pastore	Zachary Overcracker	1,275.00	2,104.26	250.00	(1,079.26)	0
13	70400	89.18-7-34	378 FIRST ST W	Emily A. Abeel	Charles Hunter	11,100.00	22,863.64	457.27	(12,220.91)	0
14	70400	89.19-2-74.1	224 W FIRST ST	Nicolas L. Pint	CC Property Development Corporation	5,600.00	25,562.23	511.24	(20,473.47)	0
15	70400	99.08-4-53	303 LORMORE ST	Jeremy Pastore	Thomas Strong JR	1,825.00	2,721.92	250.00	(1,146.92)	0
20	70400	99.15-7-40	221-223 W MILLER	James Rogers	Haim Haviv	18,400.00	26,184.87	523.69	(8,308.36)	0
26	72800	123.00-1-25	85 ROTARY RD EXT	Luxe Home Inc	Ryan Miller	8,500.00	8,377.95	250.00	(127.95)	0
28	73403	69.17-2-21	214 W 17TH ST	Shaun Marks	Dustin LaLonde	6,500.00	9,207.02	250.00	(2,957.02)	0
32	73600	109.07-5-16	289 UNIVERSAL AVE	Darren Cole	Zachary Overcracker	1,075.00	1,568.02	250.00	(743.02)	0
33	073600	109.08-2-40	1551 CEDAR ST	Jeffrey S. Squires	Daniel Williams	5,100.00	36,169.45	723.39	(31,792.84)	0
45	070400	99.08-5-26	460-462 Spaulding St	James S. Rogers, Jr.	Edgar Belfort	16,600.00	16,427.42	328.55	(155.97)	0
47	070400	100.05-2-19	563 Liberty St	Qhubeka Ntombela	Zachary Overcracker	210.00	356.51	250.00	(396.51)	0
19B	70400	99.15-7-30.1	713 DELAWARE AVE	Paul C. Nardi	Big Flip Solutions LLC	1,425.00	1,676.10	250.00	(501.10)	0
						99,415.00	182,687.18	5,556.55	(86,828.73)	

SCHEDULE C

BID #	SWIS	MAP	PROPERTY ADDRESS	FORMER OWNER	PURCHASER	SALE PRICE	BACK TAXES/ DELINQU ENCY	Additional Taxes Paid	Total Tax Liability	2% or \$250 Proceeds	Excess Proceeds
24	72400	66.02-2-10.2	12 PINE ST	Robert & Marilyn Kessler	No Sale						0

