

STATE OF NEW YORK  
COUNTY COURT: CHEMUNG COUNTY

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  
NOTICE OF SURPLUS  
FORECLOSURE SALE  
PROCEEDS

Index No.2022-1289

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 20, 2024 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 20, 2024 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 20, 2024.
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 7<sup>th</sup>  
day of April, 2025

  
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  
11/20/2024

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	Syeiheisa 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	Jyeann M. Blake & Torell 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 Borges Rot	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 Deleon	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	11,688.23	7,311.77	49,000.00	39%
12	70400	89.18-3-3	521 W SECOND ST	Candlelight Properties LLC Cornerstone H	Abdul Rafiq	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	99.11-10-73	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	Samira Rafiq	16,800.00	10,171.13	6,628.87	28,000.00	60%
18	70400	99.12-10-34	769 VALENTINE ST	Jeremy Pastore	Thomas Strong J	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	Haim Haviv	18,400.00	22,437.19	(4,037.19)	44,000.00	42%
22	72089	131.00-1-6.1	BERWICK TPKE	Shozab Raza	Zachary Overcra	5,100.00	1,099.96	4,000.04	200.00	2550%
23	72200	92.00-1-65	740 BREESPORT N CHEMUNG RD	Alan & Carla Gilbert	Nikkoo Reep	9,700.00	4,650.20	5,049.80	750.00	1293%
24	72400	66.02-2-10.2	12 PINE ST	Robert & Marilyn Kessler	No Sale				1,300.00	0%
25	72800	112.00-1-58	1135 HOFFMAN HOLL	Melissa Taylor, Colleen Gillette & John John	Ryan Miller	7,300.00	3,177.22	4,122.78	38,000.00	19%
26	72800	123.00-1-25	85 ROTARY RD EXT	Luxe Home Inc	Ryan Miller	8,500.00	8,064.18	435.82	117,000.00	7%
27	73089	88.15-1-27.1	842 LARCHMONT RD	Kenneth Kennedy	Maria Szathmar	11,200.00	4,378.90	6,821.10	39,900.00	28%
28	73403	69.17-2-21	214 W 17TH ST	Shaun Marks	Dustin LaLonde	6,500.00	8,535.21	(2,035.21)	26,900.00	24%
29	73489	51.00-3-23	259 JACKSON CREEK	Robert & Mary Lamey	Roger Neal	34,800.00	5,941.36	28,858.64	112,600.00	31%
30	73489	69.14-2-42	1916 GRAND CENTRA	Kim Buchanan & Estate of Clarence Bucha	Brent Austin	2,900.00	1,001.92	1,898.08	7,700.00	38%
32	73600	109.07-5-16	289 UNIVERSAL AVE	Darren Cole	Zachary Overcra	1,075.00	948.96	126.04	4,400.00	24%
33	073600	109.08-2-40	1551 CEDAR ST	Jeffrey S. Squires	Daniel Williams	5,100.00	35,997.52	(30,897.52)	8,500.00	60%
36	73800	54.00-1-41.213	3375 WYNCOOP CREEE	Lewis Yost	Peter Abramson	12,700.00	2,101.78	10,598.22	19,590.00	65%
37	73800	54.00-1-41.214	WYNCOOP CREEK RD	Lewis Yost	Rafael Estrella	4,400.00	1,242.58	3,157.42	10,820.00	41%
38	74001	18.08-1-8	4177 MAIN ST	Allen Becraft	Maria Szathmar	6,400.00	2,503.57	3,896.43	25,300.00	25%
39	74089	18.00-1-20	45 BURCH HILL RD	Robert A. Roller	Angela Garrabra	2,950.00	824.99	2,125.01	13,100.00	23%
40	74089	28.08-1-12	3834 WATKINS RD	Michael J. Barcomb	Cynthia Palmer	5,200.00	1,672.49	3,527.51	20,000.00	26%
41	070400	89.07-5-8	1124 Lake St	Octavian Ocasio	Big Flip Solution	19,500.00	3,210.00	16,290.00	20,000.00	98%
43	070400	89.16-6-20	315 Sullivan St	Tommie & Annie Knights	Brazillian Gener	20,000.00	4,069.98	15,930.02	30,000.00	67%
44	070400	89.16-7-58	210 Sullivan St	Ocasio Unlimited LLC	Andrew Guerrer	31,300.00	4,794.23	26,505.77	36,000.00	87%
45	070400	99.08-5-26	460-462 Spaulding St	James S. Rogers, Jr.	Edijar Belfort	16,600.00	13,303.56	3,296.44	40,000.00	42%
46	070400	99.15-8-37	770 S Main St	Cyle Ellison	Abm Uddin	10,000.00	3,178.94	6,821.06	35,000.00	29%



47	070400	100.05-2-19	563 Liberty St	Qhubeka Ntombela	Zachary Overcra	210.00	302.84	(92.84)	1,000.00	21%
48	073600	109.08-2-22	1200 Woodbine Ave	Julian Barton	Bambi Fleming	11,600.00	1,932.53	9,667.47	35,950.00	32%
49	073600	109.08-2-23	1202 Woodbine Ave	Julian Barton	Sanven LLC	1,725.00	395.55	1,329.45	4,250.00	41%
19A	70400	99.15-7-29	711 DELAWARE AVE	Paul C. Nardi	Big Flip Solution	21,400.00	4,492.07	16,907.93	18,500.00	116%
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%
						<b>420,915.00</b>	<b>265,804.85</b>	<b>155,110.15</b>	<b>1,060,760.00</b>	



SCHEDULE A

BID #	SWIS	MAP	PROPERTY ADDRESS	FORMER OWNER	PURCHASER	SALE PRICE	TAXES	2% or \$250	Excess Proceeds
6	70400	89.12-4-41	612 SULLIVAN ST	Jeremy Pastore	Samson Lin	6,400.00	3,963.40	250.00	2,186.60
7	70400	89.16-1-13	457 HIGH ST	High Street Elmira LLC	Costa Barreto Properties LLC	8,400.00	6,632.66	250.00	1,517.34
9	70400	89.16-7-25	905 E MARKET ST	Leo C. Keebler Jr.	Camilo Deleon	1,625.00	488.53	250.00	886.47
11	70400	89.18-1-27	411 WALNUT ST	BFE Rentals LLC	Haim Haviv	19,000.00	14,549.14	290.98	4,159.88
12	70400	89.18-3-3	521 W SECOND ST	Candlelight Properties LLC Comerstone Homes Inc	Abdul Rafiqi	26,400.00	20,137.63	402.75	5,859.62
16	70400	99.11-10-73	503 FULTON ST	Emily Brewer	Adonias de Souza	17,200.00	10,003.90	250.00	6,946.10
17	70400	99.11-1-38	319 WEST AVE	Kenneth W. Kennedy	Samira Rafiqi	16,800.00	16,039.81	320.80	439.39
18	70400	99.12-10-34	769 VALENTINE ST	Jeremy Pastore	Thomas Strong JR	7,500.00	2,285.58	250.00	4,984.42
19A	70400	99.15-7-29	711 DELAWARE AVE	Paul C. Nardi	Big Flip Solutions LLC	21,400.00	1,876.10	250.00	19,473.90
22	72089	131.00-1-6.1	BERWICK TPKE	Shozab Raza	Zachary Overcracker	5,100.00	1,382.45	250.00	3,467.55
23	72200	92.00-1-65	740 BREESPORT N CHEMUNG RD	Alan & Carla Gilbert	Nikko Reep	9,700.00	5,603.04	250.00	3,846.96
25	72800	112.00-1-58	1135 HOFFMAN HOLL	Melissa Taylor, Colleen Gillette & John Johnson	Ryan Miller	7,300.00	3,907.42	250.00	3,142.58
27	73089	88.15-1-27.1	842 LARCHMONT RD	Kenneth Kennedy	Mana Szathmary	11,200.00	5,357.15	250.00	5,592.85
29	73489	51.00-3-23	259 JACKSON CREEK	Robert & Mary Lamey	Roger Neal	34,800.00	7,913.94	250.00	26,636.06
30	73489	69.14-2-42	1916 GRAND CENTRA	Kim Buchanan & Estate of Clarence Buchanan	Brent Austin	2,900.00	1,415.08	250.00	1,234.92
36	73800	54.00-1-41.213	3375 WYNCOOP CREE	Lewis Yost	Peter Abramson	12,700.00	2,505.04	250.00	9,944.96
37	73800	54.00-1-41.214	WYNCOOP CREEK RD	Lewis Yost	Rafael Estrella	4,400.00	1,465.31	250.00	2,684.69
38	74001	18.08-1-8	4177 MAIN ST	Allen Becraft	Mana Szathmary	6,400.00	3,478.81	250.00	2,671.19
39	74089	18.00-1-20	45 BURCH HILL RD	Robert A. Roller	Angela Garrabrant	2,950.00	1,107.20	250.00	1,592.80
40	74089	28.08-1-12	3834 WATKINS RD	Michael J. Barcomb	Cynthia Palmer	5,200.00	2,103.35	250.00	2,846.65
41	070400	89.07-5-8	1124 Lake St	Ocavio Ocasio	Big Flip Solutions LLC	19,500.00	6,773.42	250.00	12,476.58
43	070400	89.16-6-20	315 Sullivan St	Tommy & Annie Knights	Brazzilian General Services LLC	20,000.00	5,536.06	250.00	14,213.94
44	070400	89.16-7-58	210 Sullivan St	Ocasio Unlimited LLC	Andrew Guerrero	31,300.00	9,210.40	250.00	21,839.60
46	070400	99.15-8-37	770 S Main St	Cyle Ellison	Abm Uddin	10,000.00	4,060.98	250.00	5,689.02
48	073600	109.08-2-22	1200 Woodbine Ave	Julian Barton	Bambi Fleming	11,600.00	2,659.70	250.00	8,690.30
49	073600	109.08-2-23	1202 Woodbine Ave	Julian Barton	Sanven LLC	1,725.00	481.52	250.00	993.48
						420,915.00	140,717.62	6,764.53	174,017.85

