

STATE OF NEW YORK COUNTY COURT
COUNTY OF CHEMUNG

In the Matter of Foreclosure of __2023__ 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.2023-1273

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 May 30, 2025 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 2024, 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 11 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. Colombai Ruiz
KATLYN COLOMBANI-RUIZ
Chemung County Treasurer

Sworn to before me this
22 day of September, 2025

Diane M Schrock
Notary Public

DIANE M. SCHROCK
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SC6201514
Qualified in Chemung County
My Commission Expires 03-02-2029

CHEMUNG COUNTY
AUCTION RESULTS
5/30/2025

BID #	SWIS	MAP	PROPERTY ADDRESS	PRIOR OWNER	PURCHASER	SALE PRICE	BACK TAXES/ DELINQUENCY	NET GAIN/LOSS	ASSESSMENT	% FULL VALUE PAID
3	70400	100.09-3-33	509 BAYLOR RD	LAWRENCE FRAWLEY	Steven Padgett	54,300.00	3,695.52	50,604.48	43,000.00	126%
5	70400	79.19-1-23	313 DIVEN AVE	SYED HOLDINGS, LLC	MOUAS LLC	2,600.00	743.70	1,856.30	4,300.00	60%
7	070400	79.19-3-70	1316 Hall St	Versatile Properties, Plus LLC	ACirilo contractor LLC	14,900.00	3,535.09	11,364.91	20,000.00	75%
9	070400	79.19-6-24	1206 Pratt St	Coty Ferris	Bruce Thompson	11,200.00	15,788.47	(4,588.47)	25,000.00	45%
10	070400	89.05-6-54	1067 Davis St	Barbara Nelson	Rick Curran Properties of Corning LLC	41,000.00	13,657.90	27,342.10	45,000.00	91%
11	70400	89.06-5-5	1166 N MAIN ST	CATHERINE CORSI-MAISONET	No Sale	-	813.69	-	1,000.00	0%
12	70400	89.06-5-6	1164 N MAIN ST	CATHERINE CORSI-MAISONET	Isaiah McDowell	50,100.00	10,953.86	39,146.14	48,000.00	104%
13	70400	89.07-3-35	1113 LAKE ST	ETTA HMIEL	Stefany Oliveira	45,700.00	6,350.04	39,349.96	36,000.00	127%
15	70400	89.07-3-66	1019 GRAND CENTRAL AVE	SYED HOLDINGS, LLC	Meire Ribeiro	1,325.00	679.63	645.37	3,700.00	36%
16	70400	89.07-5-37	951 OAK ST	SYED HOLDINGS, LLC	Albert Jones Jr	990.00	636.90	353.10	2,800.00	35%
18	70400	89.08-2-2	702 LINDEN PL	TASTY ALIMENTOS	Nishelle Brooks	1,400.00	624.14	775.86	3,700.00	36%
19	070400	89.10-2-40	332 Lorenzo Pl	PDBNB, LLC	Fernandes and Sons LLC	54,600.00	18,225.80	36,374.20	60,000.00	91%
20	70400	89.11-3-20	301-307 E FIFTH ST	TYRONE & MELVA ENT., LLC	No Sale	-	3,193.61	-	20,000.00	0%
21	70400	89.11-3-21	309 E FIFTH ST	TYRONE & MELVA ENT., LLC	No Sale	-	1,015.55	-	5,000.00	0%
22	70400	89.11-3-22	311-315 E FIFTH ST	TYRONE & MELVA ENT., LLC	No Sale	-	2,322.37	-	14,000.00	0%
23	70400	89.11-3-23	703 DICKINSON ST	TYRONE & MELVA ENT., LLC	No Sale	-	797.73	-	3,500.00	0%
24	70400	89.11-6-42	427 STANDISH ST	EUNICE WASHINGTON	Peter Particelli	1,050.00	796.40	253.60	1,700.00	62%
26	70400	89.12-6-41	964 EAST AVE	LAMAR BELL	Thiago Pereira	2,700.00	371.16	2,328.84	5,700.00	47%
27	70400	89.12-6-42	966 EAST AVE	LAMAR BELL	Thiago Pereira	1,225.00	285.71	939.29	500.00	245%
28	70400	89.12-6-60	974 E CLINTON ST	ROBERT FARNSWORTH	Thiago Pereira	15,100.00	3,000.13	12,099.87	18,000.00	84%
30	070400	89.14-5-71	360 W Fourth St	Performance Holding Group	Jarrell Kershaw	6,100.00	10,380.81	(4,280.81)	32,000.00	19%
34	70400	89.15-11-35	407 PERRY ST	TASTY ALIMENTOS LLC	William Lee Elise	410.00	560.32	(150.32)	3,000.00	14%
36	70400	89.16-3-12	503 SULLIVAN ST	RONALD TUTTLE	Cory Kaczor	10,600.00	5,950.89	4,649.11	38,000.00	28%
37	70400	89.16-3-25	763 E SECOND ST	TASTY ALIMENTOS LLC	Lassey Mensah	1,100.00	797.64	302.36	3,500.00	31%
38	70400	89.16-3-31	406 OAK ST	MATTHEW ROGERS	Blue LH Holdings LLC	13,200.00	4,982.42	8,207.58	26,000.00	51%
40	70400	89.16-6-16	760 E SECOND ST	TASTY ALIMENTOS LLC	William Lee Elise	710.00	434.06	275.94	1,400.00	51%
41	70400	89.16-7-59	212 SULLIVAN ST	TASTY ALIMENTOS LLC	Lance Trudell	3,500.00	689.60	2,810.40	4,600.00	76%
43	70400	89.18-3-13	502 W FIRST ST	RONALD KOSTECKI	Blue LH Holdings LLC	17,400.00	11,029.65	6,370.35	39,000.00	45%
45	70400	89.18-4-56	415 ELM ST	LAMAR BELL	Ajupahunter, LLC	4,000.00	436.89	3,563.11	9,700.00	41%
46	070400	89.18-4-62	410 Elm St	Thomas Barnett	Lassey Mensah	2,075.00	3,527.95	(1,452.95)	9,300.00	22%
48	70400	89.18-7-43	375 W SECOND ST	LYNN KSHIR	No Sale	-	7,661.48	-	40,000.00	0%
51	70400	99.05-4-25	713 W WATER ST	RANDY DAVIS	Raza Development Inc	45,700.00	7,504.05	38,195.95	51,000.00	90%
53	70400	99.07-3-71	266 W HUDSON ST	JOSEPH SANTULLI	Bruce Thompson	13,000.00	6,387.28	6,612.72	34,000.00	38%
55	70400	99.08-6-41	515 SPAULDING ST	DALE BAILEY	Louis DeUnger	11,200.00	6,994.27	4,205.73	28,000.00	40%
56	70400	99.08-7-26	320-322 HORNER ST	TERESE ZELASKO	No Sale	-	10,928.70	-	75,000.00	0%
57	70400	99.08-7-5	260 HORNER ST	SMITH-SHEA RENTALS LLC	Blue LH Holdings LLC	7,800.00	827.58	6,972.42	40,500.00	19%
58	70400	99.10-6-50	438 BROADWAY	ANNE PALMER	Thiago Pereira	25,200.00	5,636.02	19,563.98	26,000.00	97%
59	70400	99.11-10-38	515 PENNSYLVANIA AVE	CARL PACKARD	Peter Particelli	1,175.00	1,055.36	119.64	3,400.00	35%
63	70400	99.11-2-10	368 WALLACE PL	SYLVIA CRUZ	No Sale	-	3,185.10	-	34,000.00	0%
65	70400	99.11-3-11	155 BOARDMAN ST	WOODROW DEL MARK	Louis DeUnger	15,900.00	4,217.40	11,682.60	45,000.00	35%
68	070400	99.11-5-31	402 Jefferson St	Megan Diaz	Alejandro Mendoza	1,050.00	1,806.52	(756.52)	4,300.00	24%
69	70400	99.11-6-4	403 HERRICK ST	NEAL WALKER	FMK Deal LLC	30,000.00	6,072.26	23,927.74	35,000.00	86%
70	070400	99.11-8-20	70 Franklin St	Brian Standt	Samira Rafiqi	25,100.00	14,876.88	10,223.12	36,000.00	70%
71	70400	99.12-3-21	243 HOME ST	WESLEY SHAFF	Adonias Andrade de Souza	40,100.00	2,870.64	37,229.36	36,000.00	111%
72	70400	99.12-5-49	727 SPAULDING ST	JOANN ERHARD	Samira Rafiqi	41,700.00	4,926.48	36,773.52	39,000.00	107%
73	70400	99.12-9-24	757 SPAULDING ST	JOYCE BECKER	Yomi Olaatanda	42,600.00	9,795.77	32,804.23	48,000.00	89%
74	70400	99.15-1-26	521 JEFFERSON ST	MICHAEL WHEATON	Natasha Rowe	7,100.00	7,685.99	(585.99)	32,000.00	22%
75	70400	99.15-1-8	455 FRANKLIN ST	JEFFREY RAMSDELL	Corrine Gregg	5,900.00	6,376.27	(476.27)	35,000.00	17%
76	70400	99.15-2-19	604 HERRICK ST	US BANK NATIONAL ASSOC.	19 O'Long Investments LLC	25,800.00	6,583.43	19,206.57	60,000.00	43%

79	70400	99.16-2-29	119 WILLIYS ST	SUSAN FAIRBANKS	Margo Miller	47,600.00	4,660.90	42,939.10	51,000.00	93%
81	72089	121.00-1-1.331	2050 COUNTY ROUTE 60	ANDREW WOEHRLE	Sterany Oliveira	25,500.00	5,487.00	20,013.00	892.00	2859%
82	72400	66.00-1-28	105 MARKEL HOLLOW RD	RICHARD POTTER	Jarrell Kershaw	6,500.00	1,592.60	4,907.40	13,700.00	47%
83	72400	66.03-1-14	OLCOTT RD	BURTON THRESHER	Joseph Gush	3,100.00	637.06	2,462.94	4,300.00	72%
84	72400	66.04-3-65.2	474 LONGWELL ST	JOHN BROWN	Ajoupahunter, LLC	5,700.00	1,511.07	4,188.93	13,700.00	42%
86	72400	86.00-1-26.2	227 STEEGE HILL RD	CHARLES SHIRLEY	No Sale	-	8,161.01	-	122,100.00	0%
87	72600	37.00-1-70.2	371 CHAMBERS RD	DAVID KUSTER	Daniel Eaton	12,100.00	1,648.93	10,451.07	48,100.00	25%
88	72800	93.00-1-23	1835 WYNCOOP CREEK RD	JASON LUNDUSKI	DeBron Harper	27,400.00	6,249.39	21,150.61	94,500.00	29%
92	73200	52.00-1-30	240 FAIRVIEW RD	RICHARD FARMER	John Cantrell Jr	3,050.00	4,283.59	(1,233.59)	47,100.00	6%
93	073200	63.00-1-40.22	Federal Rd	Michael Merrick	John Garner	12,100.00	1,735.00	10,365.00	14,000.00	86%
95	073489	49.02-3-47.34	116 Valley Ln	Jason Cox	Artha Real Estate LLC	9,000.00	8,027.07	972.93	34,100.00	26%
97	73489	59.17-4-6	14 S CARROLL ST	FRANCIS TAIT	Michael Grier	1,075.00	666.98	408.02	8,600.00	13%
99	73489	68.00-2-1.3	N Hoffman Rd	GEORGE KSIONZYK	Genevieve Whispel	35,100.00	7,892.26	27,207.74	37,500.00	94%
100	73489	69.14-3-6	3085 BUTLER AVE	BEVERLY HILL	Alejandro Mendoza	510.00	2,572.72	(2,062.72)	12,100.00	4%
101	073600	100.09-4-48	451 Schuyler Ave	James Karam	Zachary Overacker	710.00	482.88	227.12	2,750.00	26%
102	73600	109.07-2-15	508 BUDD ST	CHRISTOPHER MURPHY	Travis McDonald	32,800.00	2,463.61	30,336.39	43,900.00	75%
103	73600	109.08-1-10	CURTIS ST	MARK MARTIN	MOUAS LLC	1,350.00	567.81	782.19	3,700.00	36%
106	73600	109.08-1-9	CURTIS ST	MARK MARTIN	MOUAS LLC	1,275.00	552.26	722.74	3,500.00	36%
108	73600	110.05-1-4	350 LAURENTIAN PL	CHAYRA VALDEZ	MOUAS LLC	1,575.00	425.55	1,149.45	1,900.00	83%
110	73600	99.10-2-10	753 MT ZOAR ST	URSULA STERMER	Advance Compass LLC	58,300.00	3,579.04	54,720.96	71,850.00	81%
111	73600	99.16-1-29	53 HAMPTON RD	KYLE BOWMAN	Cairo Shazer	11,600.00	18,468.53	(6,868.53)	61,350.00	19%
113	73600	99.20-1-57	967 CHARLES ST	CHAYRA VALDEZ	Zachary Overacker	910.00	1,383.53	(473.53)	3,800.00	24%
115	74001	9.12-1-9.2	4377 MAIN ST	CONRAD OSTERHOUT	Theodore HuiZinga	16,200.00	2,095.77	14,104.23	13,100.00	124%
118	74089	28.16-1-65	522 PINE VALLEY RD	WAYNE KENT	No Sale	-	1,263.87	-	12,500.00	0%
						1,010,065.00	328,097.54	721,310.57	1,949,642.00	

SCHEDULE "B"

BID #	SWIS	MAP	PROPERTY ADDRESS	FORMER OWNER	PURCHASER	SALE PRICE	BACK TAXES/ DELINQ UENCY	Total Tax	2% or \$250	Proceeds	Excess Proceeds
9	070400	79.19-6-24	1206 Pratt St	Coty Ferris	Bruce Thompson	11,200.00	15,760.96	15,760.96	315.22	(4,876.18)	-
30	070400	89.14-5-71	360 W Fourth St	Performance Holding Group	Jarrell Kershaw	6,100.00	10,358.44	10,358.44	250.00	(4,508.44)	-
34	70400	89.15-11-35	407 PERRY ST	TASTY ALIMENTOS LLC	William Lee Else	410.00	560.34	560.34	250.00	(400.34)	-
46	070400	89.18-4-62	410 Elm St	Thomas Barnett	Lassey Mensah	2,075.00	3,500.43	3,500.43	250.00	(1,675.43)	-
57	70400	99.08-7-5	260 HORNER ST	SMITH-SHEA RENTALS LLC	Blue LH Holdings LLC	7,800.00	7,613.51	7,613.51	250.00	(63.51)	-
59	70400	99.11-10-38	515 PENNSYLVANIA AVE	CARL PACKARD	Peter Particelli	1,175.00	1,055.36	1,055.36	250.00	(130.36)	-
68	070400	99.11-5-31	402 Jefferson St	Megan Diaz	Alejandro Mendoza	1,050.00	1,779.01	1,779.01	250.00	(979.01)	-
74	70400	99.15-1-26	521 JEFFERSON ST	MICHAEL WHEATON	Natasha Rowe	7,100.00	7,685.98	7,685.98	250.00	(835.98)	-
75	70400	99.15-1-8	455 FRANKLIN ST	JEFFREY RAMSDELL	Corrine Gregg	5,900.00	6,376.27	6,376.27	250.00	(726.27)	-
92	73200	52.00-1-30	240 FAIRVIEW RD	RICHARD FARMER	John Cantrell Jr	3,050.00	4,283.60	4,283.60	250.00	(1,483.60)	-
100	73489	69.14-3-6	3085 BUTLER AVE	BEVERLY HILL	Alejandro Mendoza	510.00	2,572.72	2,572.72	250.00	(2,312.72)	-
111	73600	99.16-1-29	53 HAMPTON RD	KYLE BOWMAN	Cairo Shazer	11,600.00	18,468.54	18,468.54	369.37	(7,237.91)	-
113	73600	99.20-1-57	967 CHARLES ST	CHAYRA VALDEZ	Zachary Overacker	910.00	1,383.53	1,383.53	250.00	(723.53)	-

SCHEDULE "C"

BID #	SWIS	MAP	PROPERTY ADDRESS	FORMER OWNER	PURCHASE PRICE	BACK TAXES/ DELINQU ENCY	Total Tax	2% or \$250	Proceeds	Excess Proceeds
11	70400	89.06-5-5	1166 N MAIN ST	CATHERINE CORSI-MAISONET	No Sale	0.00	813.70	250.00	-	-
20	70400	89.11-3-20	301 -307 E FIFTH ST	TYRONE & MELVA ENT., LLC	No Sale	0.00	3,193.62	250.00	-	-
21	70400	89.11-3-21	309 E FIFTH ST	TYRONE & MELVA ENT., LLC	No Sale	0.00	1,015.54	250.00	-	-
22	70400	89.11-3-22	311 -315 E FIFTH ST	TYRONE & MELVA ENT., LLC	No Sale	0.00	2,322.36	250.00	-	-
23	70400	89.11-3-23	703 DICKINSON ST	TYRONE & MELVA ENT., LLC	No Sale	0.00	797.73	250.00	-	-
48	70400	89.18-7-43	375 W SECOND ST	LYNN KSHIR	No Sale	0.00	7,661.47	250.00	-	-
56	70400	99.08-7-26	320 -322 HORNER ST	THERESE ZELASKO	No Sale	0.00	10,928.72	250.00	-	-
63	70400	99.11-2-10	368 WALLACE PL	SYLVIA CRUZ	No Sale	0.00	3,185.09	250.00	-	-
79	70400	99.16-2-29	119 WILLIYS ST	SUSAN FAIRBANKS	No Sale	0.00	4,660.90	250.00	-	-
86	72400	86.00-1-26.2	227 STEEGE HILL RD	CHARLES SHIRLEY	No Sale	0.00	8,126.81	250.00	-	-
118	74089	28.16-1-65	522 PINE VALLEY RD	WAYNE KENT	No Sale	0.00	1,263.86	250.00	-	-