

STATE OF NEW YORK
COUNTY COURT: CHEMUNG COUNTY

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
NOTICE OF SURPLUS
FORECLOSURE SALE
PROCEEDS

Index No.2023-1273

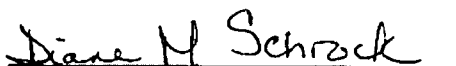
STATE OF NEW YORK, COUNTY OF CHEMUNG) SS.:

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 May 30, 2025 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 May 30, 2025 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 May 2025.
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 22
day of September, 2025


Notary Public

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

SCHEDULE "A"

BID #	SWIS	MAP	PROPERTY ADDRESS	FORMER OWNER	PURCHASER	SALE PRICE	BACK TAXES/ DELINQ UENY	Total Tax	2% or \$250	Proceeds	Excess Proceeds
3	70400	100.09-3-33	509 BAYLOR RD	LAWRENCE FRAWLEY	Steven Padgett	54,300.00	3,695.52	3,695.52	250.00	50,354.48	50,354.48
5	70400	79.19-1-23	313 DIVEN AVE	SYED HOLDINGS, LLC	MOUAS LLC	2,600.00	743.70	743.70	250.00	1,606.30	1,606.30
7	070400	79.19-3-70	1316 Hall St	Versatile Properties, Plus LLC	ACirilo contractor LLC	14,900.00	4,653.08	4,653.08	250.00	9,996.92	9,996.92
10	070400	89.05-6-54	1067 Davis St	Barbara Neilson	Rick Curran Properties of Corning LLC	41,000.00	13,630.38	13,630.38	272.61	27,097.01	27,097.01
12	70400	89.06-5-6	1164 N MAIN ST	CATHERINE CORSI-MAISONET	Isaiiah McDowell	50,100.00	10,953.84	10,953.84	250.00	38,896.16	38,896.16
13	70400	89.07-3-35	1113 LAKE ST	ETTA HMIEL	Stefany Oliveira	45,700.00	6,350.04	6,350.04	250.00	39,099.96	39,099.96
15	70400	89.07-3-66	1019 GRAND CENTRAL AVE	SYED HOLDINGS, LLC	Meire Ribeiro	1,325.00	679.65	679.65	250.00	395.35	395.35
16	70400	89.08-5-37	951 OAK ST	SYED HOLDINGS, LLC	Albert Jones Jr	990.00	636.91	636.91	250.00	103.09	103.09
18	70400	89.11-6-42	702 LINDEN PL	TASTY ALIMENTOS	Nishelle Brooks	1,400.00	624.12	624.12	250.00	525.88	525.88
19	070400	89.10-2-40	332 Lorenzo Pl	PDBNB, LLC	Fernandes and Sons LLC	54,600.00	18,198.30	18,198.30	363.97	36,037.73	36,037.73
24	70400	89.11-6-42	427 STANDISH ST	EUNICE WASHINGTON	Peter Particelli	1,050.00	796.37	796.37	250.00	3.63	3.63
26	70400	89.12-6-41	964 EAST AVE	LAMAR BELL	Thiago Pereira	2,700.00	371.16	371.16	250.00	2,078.84	2,078.84
27	70400	89.12-6-42	966 EAST AVE	LAMAR BELL	Thiago Pereira	1,225.00	285.71	285.71	250.00	689.29	689.29
28	70400	89.12-6-60	974 E CLINTON ST	ROBERT FARNSWORTH	Thiago Pereira	15,100.00	3,000.12	3,000.12	250.00	11,849.88	11,849.88
36	70400	89.16-3-12	503 SULLIVAN ST	RONALD TUTTLE	Cory Kaczor	10,600.00	5,950.88	5,950.88	250.00	4,399.12	4,399.12
37	70400	89.16-3-25	763 E SECOND ST	TASTY ALIMENTOS LLC	Lassey Mensah	1,100.00	797.64	797.64	250.00	52.36	52.36
38	70400	89.16-3-31	406 OAK ST	MATTHEW ROGERS	Blue LH Holdings LLC	13,200.00	4,992.42	4,992.42	250.00	7,957.58	7,957.58
40	70400	89.16-6-16	760 E SECOND ST	TASTY ALIMENTOS LLC	William Lee Eise	710.00	434.06	434.06	250.00	25.94	25.94
41	70400	89.16-7-59	212 SULLIVAN ST	TASTY ALIMENTOS LLC	Lance Trudell	3,500.00	689.59	689.59	250.00	2,560.41	2,560.41
43	70400	89.18-3-13	502 W FIRST ST	RONALD KOSTECKI	Blue LH Holdings LLC	17,400.00	11,029.66	11,029.66	250.00	6,120.34	6,120.34
45	70400	89.18-4-56	415 ELM ST	LAMAR BELL	Ajoupahunter, LLC	4,000.00	436.89	436.89	250.00	3,313.11	3,313.11
51	70400	99.05-4-25	713 W WATER ST	RANDY DAVIS	Raza Development Inc	45,700.00	7,504.06	7,504.06	250.00	37,945.94	37,945.94
53	70400	99.07-3-71	266 W HUDSON ST	JOSEPH SANTULLI	Bruce Thompson	13,000.00	6,387.28	6,387.28	250.00	6,362.72	6,362.72
55	70400	99.08-6-41	515 SPAULDING ST	DALE BAILEY	Louis DeUnger	11,200.00	6,994.28	6,994.28	250.00	3,955.72	3,955.72
58	70400	99.10-6-50	438 BROADWAY	ANNE PALMER	Thiago Pereira	25,200.00	5,636.02	5,636.02	250.00	19,313.98	19,313.98
65	70400	99.11-3-11	155 BOARDMAN ST	WOODROW DEL MARK	Louis DeUnger	15,900.00	4,217.41	4,217.41	250.00	11,432.59	11,432.59
69	70400	99.11-6-4	403 HERRICK ST	NEAL WALKER	FMK Deal LLC	30,000.00	6,072.27	6,072.27	250.00	23,677.73	23,677.73
70	070400	99.11-8-20	70 Franklin St	Brian Standt	Adonias Andrade de Souza	25,100.00	14,849.39	14,849.39	296.99	9,953.62	9,953.62
71	70400	99.12-3-21	243 HOME ST	WESLEY SHAFF	Samira Rafiqi	40,100.00	2,870.64	2,870.64	250.00	36,979.36	36,979.36
72	70400	99.12-5-49	727 SPAULDING ST	JOANN ERHARD	Samira Rafiqi	41,700.00	4,926.48	4,926.48	250.00	36,523.52	36,523.52
73	70400	99.12-9-24	757 SPAULDING ST	JOYCE BECKER	Yomi Olatamda	42,600.00	9,795.77	9,795.77	250.00	32,554.23	32,554.23
76	70400	99.15-2-19	604 HERRICK ST	US BANK NATIONAL ASSOC.	19 O'Long Investments LLC	25,800.00	6,593.43	6,593.43	250.00	18,956.57	18,956.57
81	72089	121.00-1-1.331	2050 COUNTY ROUTE 60	ANDREW WOEHRLE	Stefany Oliveira	25,500.00	5,487.01	5,487.01	250.00	19,762.99	19,762.99
82	72400	66.00-1-28	105 MARKEL HOLLOW RD	RICHARD POTTER	Jarrell Kershaw	6,500.00	1,584.87	1,584.87	250.00	4,665.13	4,665.13
83	72400	66.03-1-14	OLCOTT RD	BURTON THRESHER	Joseph Gush	3,100.00	634.07	634.07	250.00	2,215.93	2,215.93
84	72400	66.04-3-65.2	474 LONGWELL ST	JOHN BROWN	Ajoupahunter, LLC	5,700.00	1,498.79	1,498.79	250.00	3,951.21	3,951.21
87	72600	37.00-1-70.2	371 CHAMBERS RD	DAVID KUSTER	Daniel Eaton	12,100.00	1,648.93	1,648.93	250.00	10,201.07	10,201.07
88	72800	93.00-1-23	1835 WYNNCOOP CREEK RD	JASON LUNDUSKI	DeBiron Harper	27,400.00	6,249.38	6,249.38	250.00	20,900.62	20,900.62
93	073200	63.00-1-40.22	Federal Rd	Michael Merrick	John Garner	12,100.00	2,143.32	2,143.32	250.00	9,706.68	9,706.68
95	073489	49.02-3-47.34	116 Valley Ln	Jason Cox	Artha Real Estate LLC	9,000.00	7,999.57	7,999.57	250.00	750.43	750.43
97	73489	59.17-4-6	14 S CARROLL ST	FRANCIS TAITT	Michael Grier	1,075.00	666.98	666.98	250.00	158.02	158.02
99	73489	68.00-2-1.3	N Hoffman Rd	GEORGE KSIONZYK	Genevieve Whispel	35,100.00	7,864.76	7,864.76	250.00	26,985.24	26,985.24
101	073600	100.09-4-48	451 Schuyler Ave	James Karam	Zachary Overacker	710.00	455.40	455.40	250.00	4.60	4.60
102	73600	109.07-2-15	508 BUDD ST	CHRISTOPHER MURPHY	Travis McDonald	32,800.00	2,463.58	2,463.58	250.00	30,086.42	30,086.42
103	73600	109.08-1-10	CURTIS ST	MARK MARTIN	MOUAS LLC	1,350.00	567.81	567.81	250.00	532.19	532.19
106	73600	109.08-1-9	CURTIS ST	MARK MARTIN	MOUAS LLC	1,275.00	552.26	552.26	250.00	472.74	472.74
108	73600	110.05-1-4	350 LAURENTIAN PL	CHAYRA VALDEZ	MOUAS LLC	1,575.00	425.54	425.54	250.00	899.46	899.46
110	73600	99.10-2-10	753 MT ZOAR ST	URSULA STERMER	Advance Compass LLC	58,300.00	3,579.05	3,579.05	250.00	54,470.95	54,470.95
115	74001	9.12-1-9.2	4377 MAIN ST	CONRAD OSTERHOUT	Theodore Huizinga	16,200.00	2,095.78	2,095.78	250.00	13,854.22	13,854.22

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	704000	89.15-11-35	407 PERRY ST	TASTY ALIMENTOS LLC	William Lee Elise	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	704000	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	704000	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	704000	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	704000	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	732000	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	736000	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	736000	99.20-1-57	967 CHARLES ST	CHAYRA VALDEZ	Zachary Overacker	910.00	1,383.53	1,383.53	250.00	(723.53)	-