

**SUPREME COURT: STATE OF NEW YORK  
COUNTY OF SCHUYLER**

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In The Matter Of  
Foreclosure Of Tax Liens  
By Proceeding In Rem  
Pursuant To Article Eleven  
Of The Real Property Tax  
Law by **the County of  
Schuyler.**

**NOTICE OF ENTRY: Judgment of  
Foreclosure**  
Index No. 19-145

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**PLEASE TAKE NOTICE** that annexed hereto is a true and correct copy of the **Judgment of Foreclosure** dated June 16, 2022 that was entered in the office of the Clerk of the County of Schuyler on June 16, 2022 at 4:15 pm.

Dated: June 21, 2022

Enforcing Officer:

Holley Sokolowski  
Treasurer, County of Schuyler  
105 Ninth St, Unit 17  
Watkins Glen, NY 14891  
Tel: 607.535.8181

Attorney for the tax district:

Steven J. Getman, Schuyler  
County Attorney  
105 Ninth Street, Unit 5  
Watkins Glen, NY 14891  
Tel: 607.535.8121

**PLEASE TAKE FURTHER NOTICE**, notwithstanding the above judgment, you may have rights to repurchase the property pursuant to Schuyler County Buyback Policy/Practice, Resolution No. 484 of 2008, a copy of which is available at: <https://www.schuylercounty.us/DocumentCenter/View/54/Minutes---2008-> (Restrictions and deadlines apply. Please contact the Treasurer for More Information)

Theresa Philbin, County Clerk  
County Courthouse  
105 Ninth St., Unit 8  
Watkins Glen, NY 14891  
(607) 535-8133

## Schuyler County Clerk Recording Cover Sheet

Received From :  
SCHUYLER COUNTY CLERK  
105 9TH ST UNIT 8  
WATKINS GLEN, NY 14891

**First SIDE ONE**

SCHUYLER COUNTY OF

**First SIDE TWO**

Index Type : Miscellaneous

Inst # : 19-145

Book : 33                      Page : 30

Type of Instrument : Supreme Court

Type of Transaction : Misc Records

Recording Fee:                      \$0.00

Recording Pages :                      5

### Recorded Information

State of New York

County of Schuyler

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Schuyler County,  
New York

On (Recorded Date): 06/16/2022

At (Recorded Time): 4:17:19 PM



Doc ID - 001475110005

*Theresa Philbin*  
Theresa Philbin, County Clerk



WARNING - THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 319 & 316-A(5) OF THE REAL  
PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH FROM THIS INSTRUMENT

RECEIVED

2022 JUN 16 PM 4:15

SCHUYLER COUNTY CLERK

At a regular term, of the Supreme Court in and for the County of Schuyler, at the courthouse, at 105 Ninth Street, Watkins Glen, New York, on the 16 day of June, 2022.

Present: Hon. Christopher P. Baker, JSC

**SUPREME COURT, STATE OF NEW YORK  
COUNTY OF SCHUYLER,**

-----X  
In the matter of foreclosure of tax liens  
By proceeding in rem pursuant to RPTL Art. 11 by

Index No. 19-145

**JUDGMENT OF  
FORECLOSURE**

**THE COUNTY OF SCHUYLER,**  
Petitioner

-----X  
  
ON the Petition and Notice of Foreclosure in this action, and all proceedings thereon; and on reading and filing the affirmation of Steven J. Getman, Schuyler County Attorney, dated April 26, 2022, and all attachments thereto, showing due and proper service in this action; and on the proof of service upon and appearance by the defendant(s)/respondent(s) herein heretofore filed in this action and proving that the time to so answer, redeem or move has expired aforesaid; and

Respondent(s) having failed to appear or answer; and

ON reading and filing the affirmation of Steven J. Getman, dated April 26, 2022, with proof of service on all parties entitled to notice, and the motion having duly come on to be heard, and no one having appeared in answer or opposition thereto, and upon all proceedings previously had herein;

**NOW, on motion Schuyler County Attorney, the attorney for the Petitioner, it is**

**ORDERED** that the motion be and it hereby is granted; and it is further

**ORDERED, ADJUDGED AND DECREED** that there has been due compliance by the tax district with provisions of this article; and it is further

**ORDERED, ADJUDGED, AND DECREED**, that the lien of the taxes set forth in the complaint or List of Delinquent Taxes herein be and the same hereby are adjudged to be valid, binding, subsisting, and enforceable tax liens and first liens upon and against the premises herein prior to all other liens and encumbrances thereon; and it is further

**ORDERED ORDERED, ADJUDGED AND DECREED** that petitioner is awarded the possession of those parcels described in "Schedule A," annexed hereto, and the enforcement officer of the tax district shall prepare and execute a deed conveying title to the parcel or parcels of real property concerned, and further that such title shall be full and complete excepting liens in favor of the United States of America in the absence of an agreement between tax districts as provided in RPTL Art. 11 that it shall be subject to the tax liens of one or more districts, and further that upon the execution of such deed, the tax district shall be seized of any estate in fee simple absolute in such parcel unless the conveyances are expressly made subject to the tax liens of a tax district as herein provided, and all persons, including the state, infants, incompetents, absentees and non-residents, who may have had any right, title, interest, claim, lien or equity of redemption in or upon such parcel be and hereby is forever barred and foreclosed of all right, claim, lien, title, interest, and equity of redemption in said subject premises and each and every part thereof; and it is further

**ORDERED, ADJUDGED, AND DECREED**, that the premises described in the Complaint or List of Delinquent Taxes in this action or so much thereof as is sufficient to discharge the tax lien debt, expenses of sale, and costs of this action, be sold in such manner as provided for by law (RPTL Art. 11, RPTL 1136); and it is further

**ORDERED, ADJUDGED AND DECREED**, that each of the above parcels of land shall be sold separately and each to be sold subject to (a) rights of the public and others in and to any part of the premises which lie within the bounds of any street or highway; (b) restrictions and easements of record; (c) any state of facts that an accurate survey would show; (d) the rights of tenants, if any, and it shall be the responsibility of the purchaser to evict or remove any such tenant in possession

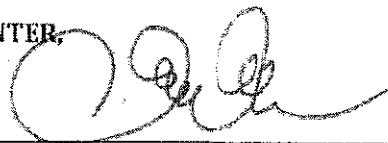
of the premises; (e) any local zoning, building and land use planning ordinances and laws; (f) boundary disputes, local assessment practices, environmental issues, liens and encumbrances including, but not limited to, bankruptcy proceedings, federal tax liens and/or village tax liens; (g) the disposition of any personal property located on any parcel sold shall be the sole responsibility of the purchaser following the recording of the deed; and it is further

**ORDERED, ADJUDGED, AND DECREED**, that said Enforcing Officer of the County of Schuyler, upon the sale of said premises, prepare and execute a deed or deeds conveying title to the parcels of real property herein; and that upon the execution of the said deed the purchaser shall be seized of an estate in fee simple absolute in the deeded premises, and all persons including the State of New York, infants, incompetents, absentees and non-residents who may have any right, title, interest, claim, lien, or equity of redemption in or upon said parcel shall be barred and foreclosed of such right, title, interest, claim, lien, or equity of redemption; and it is further

**ORDERED, ADJUDGED, AND DECREED**, that this action does not involve the personal liability of any person and involves only the disposition of real property in the manner herein described and no person is personally bound by this judgment beyond the property of this action.

Dated: June 16, 2022  
Watkins Glen, New York

ENTER,



HON. CHRISTOPHER P. BAKER, JSC

Schedule A

Town of Catharine	New Parcel ID (if changed)	Owner 1	Owner 2	Location	Acres
68.00-1-6		EDKIN LYNETTE		311B STATE ROUTE 228	0.47
<b>Town of Dix</b>					
105.00-1-3		BRILL ESTATE ELLEN C		PEARL ST	5.44
95.00-1-6	95.00-5-10	MARMUSCAK ANDREW J		1986 MEADS HILL RD	1
74.00-1-7.2		PHILLIPS WENDELL B	STEPHENS KIM J	VANZANDT HOLLOW RD	33.31
<b>Town of Hector</b>					
23.00-1-9		ECKERT MARK	HOUSTON ROBERT	MARK SMITH RD	6.1
<b>Town of Montsur</b>					
106.02-1-22		MOLD JEFFERY	MOLD PAULA	STATE ROUTE 14	1
86.08-1-81	86.08-4-18	RITTER AMY K		318 E MAIN ST	0.42
<b>Town of Reading</b>					
63.00-1-8		SHEA SUZANNE		274D COUNTY ROAD 23	0.8
63.00-1-9		SHEA SUZANNE		COUNTY ROAD 23	4.82
<b>Town of Tyrone</b>					
50.05-1-5		PADMORE WAYNE	FOREST CRYSTAL	759 COUNTY ROAD 23	0.41
49.00-1-62.2	49.00-4-5	CHAFFEE GARY	CHAFFEE DUANE	HUGGINS RD	0.2
49.00-1-31.11	49.00-2-16	YEOMAN ESTATE JAMES A	C/O RICHARD YEOMAN	373D CEMETERY RD	0.87

SCHEDULE A