

GENESEE COUNTY
FORECLOSURE NOTICE

SUPREME COURT
STATE OF NEW YORK COUNTY OF GENESEE
In the Matter of the Foreclosure of Tax Liens by
Proceeding In Rem pursuant to Article Eleven of
the Real Property Tax Law by the County of Genesee

NOTICE OF
FORECLOSURE
Index No.: E72469

PLEASE TAKE NOTICE that on the 10th day of September, 2025, the Treasurer, hereinafter, the "Enforcing Officer", of
Genesee County, hereinafter, the "Tax District", pursuant to law filed with the Clerk of Genesee County, a Petition and
Notice of Foreclosure ("Petition") against various parcels of real property for unpaid taxes. Such Petition pertains to the
following parcels:

TAX ACCOUNT NO. TOWN OF ALABAMA	PROPERTY ADDRESS	OWNER NAME
11.-1-29	6581 ALLEGHANY RD	KENNEDY JOHN D; PARKER JULIE D
15.-1-5	1384 JUDGE RD	TRACEY MATTHEW
12.-1-32.2	JUDGE RD	WAITE DALE J
TOWN OF ALEXANDER		
11.-2-8	10896 ROUTE 98	BEYERS DAVID L
10.-1-86.2	11062 BOWEN RD	HARDER CORNELIUS; HARDER SHANNON B C
15.-1-25	COOKSON RD	REBIS EDWARD
TOWN OF BATAVIA		
3.-1-86.1	3321 GALLOWAY RD	BETTILYON JOSH
8.-1-24.11	8310 PARK RD	ENG TAK MAN; ENG PING SHUEN
6.-1-35	2729 WEST MAIN ST RD	GERVASI ROBERT J
5.-1-60	8013 BANK ST RD	HORNER WILLIAM G
12.-1-41	8784 ALEXANDER RD	WADE JENISON
20.-2-23.2	9252 SHEPARD RD	THE ESTATE OF GARY L JOHNSON;
		THE ESTATE OF CAROL S JOHNSON
20.-2-23.112	SHEPARD RD	THE ESTATE OF GARY L JOHNSON;
		THE ESTATE OF CAROL S JOHNSON
14.-1-8	2736 PEARL ST RD	THE ESTATE OF RICHARD R MCMULLEN
18.-1-77	8994 ALEXANDER RD	REAK BRIAN
8.-2-73	4099 WEST MAIN ST RD	TOWNER RITA
TOWN OF BERGEN		
9.-1-71	7108 NORTH BERGEN RD	MORRIS RONALD E; MORRIS DEBORAH A
TOWN OF BETHANY		
3.-1-33	6003 EAST BETHANY-LEROY RD	COLE JASON F; COLE SUSAN M
10.-1-74	11145 SILVER RD	ROBINSON LYNNE KAY
TOWN OF BYRON		
5.-1-5.12	6732 ROUTE 237	VIKING RENTAL PROPERTIES, LLC
TOWN OF DARIEN		
3.-1-15.11	COLBY RD	MARCINIAK JONATHAN MICHAEL
1.-1-67	3632 COUNTY LINE RD	THE ESTATE OF DANIEL ROCKWITZ;
		THE ESTATE OF DOROTHY S ROCKWITZ
TOWN OF ELBA		
14.-1-30	5958 OAK ORCHARD RD	THE ESTATE OF CARL J DOWNS; DOWNS JAMES C
TOWN OF LEROY		
31.-1-55.22	8023 HARRIS RD	MEYERS CAROL E
23.-1-74	7067 RANDALL RD	REED ZACHARY
31.-1-47.1	9283 SOUTH ST RD	WAITE STEPHEN M
26.-1-36	8395 EAST MAIN RD	4329 BUFFALO RD LLC
TOWN OF OAKFIELD		
9.-1-11.1	PARK AVE	NETTEKOVEN IRENE; HOUGH HANNAH VICKNER
TOWN OF PEMBROKE		
10.-1-17	INDIAN FALLS RD	DYLAG JR DONALD A
9.-2-17	1405 INDIAN FALLS RD	DYLAG DONALD A
9.17-1-20	857 LAKESIDE RD KNA AKRON RD	INDIAN FALLS CUSTOM HOMES LLC
9.17-1-21	AKRON RD	INDIAN FALLS CUSTOM HOMES LLC
22.-1-111	9156 LAKE RD	PYSZCZEK WILLIAM S
TOWN OF STAFFORD		
7.-1-49	6158 E. MORGANVILLE RD	THE ESTATE OF DENNIS R KELLOGG;
		KELLOGG DEBORAH A
6.-1-38	8482 MORGANVILLE RD	LEGG DOUGLAS
3.-1-12.2	MORGANVILLE RD	MCGINNIS THOMAS W
7.-1-68	8587 WOODLAND DR	SMITH LAWRENCE M; SMITH ANDREW M
VILLAGE OF LEROY		
6.-1-3.2	78 LAKE ST	MCGINNIS THOMAS W
14.-1-89.12	9292 ROBBINS RD	MORGAN-ROSICKA SUSAN
2.-2-31	84 MYRTLE ST	POWNALL JOHN
7.-2-19	11 MILL ST	WHITE PINE PROPERTIES, LLC

Effect of filing: All persons having or claiming to have an interest in the real property described in such
Petition are hereby notified that the filing of such Petition constitutes the commencement by the Tax District of a
proceeding in the court specified in the caption above to foreclose each of the tax liens therein described by a foreclosure
proceeding in rem.
Nature of proceeding: This proceeding is brought against the real property only and is to foreclose the tax
liens described in such Petition. No personal judgment will be entered herein for such taxes or other legal charges or any
part thereof.
Persons affected: This notice is directed to all persons owning or having or claiming to have an interest in
the real property described in such Petition. Such persons are hereby notified further that a duplicate of such Petition
has been filed in the office of the Enforcing Officer of the Tax District and will remain open for public inspection up to and
including the date specified below as the last day for redemption.
Right of redemption: Any person having or claiming to have an interest in any such real property and the legal
right thereto may on or before said date redeem the same by paying the amount of all such unpaid tax liens thereon,
including all interest and penalties and other legal charges which are included in the lien against such real property,
computed to and including the date of redemption. Such payments shall be made to Genesee County Treasurer, County
Office Building No. 1, 15 Main Street, Batavia, New York 14020. In the event that such taxes are paid by a person other
than the record owner of such real property, the person so paying shall be entitled to have the tax liens affected thereby
satisfied of record.
Last day for redemption: The last day for redemption is hereby fixed as **March 27, 2026**.
Service of answer: Every person having any right, title or interest in or lien upon any parcel of real property
described in such Petition may serve a duly verified answer upon the attorney for the Tax District setting forth in detail
the nature and amount of his or her interest and any defense or objection to the foreclosure. Such answer must be filed
in the Office of the Genesee County Clerk and served upon the attorney for the Tax District on or before the date above
mentioned as the last day for redemption.
Failure to redeem or answer: In the event of failure to redeem or answer by any person having the right to
redeem or answer, such person shall be forever barred and foreclosed of all his or her right, title and interest and equity of
redemption in and to the parcel described in such Petition and a judgment in foreclosure may be taken by default.
Enforcing Officer: Kevin J. Andrews, Genesee County Treasurer
Attorney for Tax District: Phillips Lytle LLP
Anthony J. Iacchetta, Esq.
100 S Clinton Ave, Suite 2900, Rochester, New York 14604
(585) 238-2000

ORLEANS COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of Formation of
Helping Hands Home &
Property Solutions LLC

Articles of Organization
were filed with the
Secretary of State of New
York (SSNY) on **November
10, 2025**.

Office location: **Orleans
County, New York**.

**The Secretary of State
has been designated as
agent of the LLC upon
whom process against it
may be served.**

The SSNY shall mail a
copy of any process
served to:

**Helping Hands Home &
Property Solutions LLC,
171 Trinity Drive, Holley,
NY 14470.**

Purpose: **To engage in
any lawful act or activity
for which limited liability
companies may be
organized under the New
York Limited Liability
Company Law.**

Duration: Perpetual
(no specific date of
dissolution).

WYOMING COUNTY
NOTICE OF SALE

NOTICE OF SALE
SUPREME COURT
COUNTY OF Wyoming,
M&T Bank, Plaintiff,
vs. Denise L. Brusie,
Individually and as
Administrator of The Estate
of Wesley C. Sprague, ET
AL., Defendant(s). Pursuant
to an Order Discharging
the Guardian Ad Litem,
Confirming Referee's
Report and Judgment of
Foreclosure and Sale
duly entered on May 13,
2025, I, the undersigned
Referee will sell at public
auction under the rotunda
at the Wyoming County
Courthouse, 147 North
Main Street, Warsaw,
NY 14569 on December
17, 2025 at 12:00 p.m.,
premises known as 4196
Short Road, Gainesville,
NY 14550. All that certain
plot, piece or parcel of
land, with the buildings
and improvements thereon
erected, situate, lying
and being in the Town
of Gainesville, County of
Wyoming and State of New
York, Section 110.3, Block
1 and Lot 26. Approximate
amount of judgment is
\$39,495.26 plus interest
and costs. Premises will be
sold subject to provisions
of filed Judgment Index
#9001193. Cash will not
be accepted. Michael
Guarino, Esq., Referee
Knuckles & Manfro, LLP,
120 White Plains Road,
Suite 215, Tarrytown, New
York 10591, Attorneys for
Plaintiff

GENESEE COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of formation of
Duo Social LLC. Articles
of Organization filed with
the Secretary of State of
NY (SSNY) on 10/10/2025.
Office location: Genesee
County. SSNY designated
as an agent of Limited
Liability Company (LLC)
upon whom process
against it may be served.
SSNY should mail
process to The LLC: 8771
Morganville Rd., Stafford,
NY 14143. Purpose: Any
lawful purpose.

GENESEE COUNTY
NOTICE OF
QUALIFICATION OF
A LIMITED LIABILITY
COMPANY

Notice of Qualification
of AIO OAKFIELD, LLC.
Authority filed with NY
Secy of State (SSNY) on
10/16/25. Office location:
Genesee County. LLC
formed in Delaware (DE)
on 9/17/25. SSNY is
designated as agent of
LLC upon whom process
against it may be served.
SSNY shall mail process
to: 28 Liberty St, NY, NY
10005. DE address of
LLC: 1209 Orange St,
Wilmington, DE 19801.
Cert. of Formation filed
with DE Secy of State, 401
Federal St. Ste 3, Dover,
DE 19901. The name and
address of the Reg. Agent
is C T Corporation System,
28 Liberty St, NY, NY
10005. Purpose: any lawful
activity.

ORLEANS COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of Formation of
Helping Hands Home &
Property Solutions LLC

Articles of Organization
were filed with the
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**Helping Hands Home &
Property Solutions LLC,
171 Trinity Drive, Holley,
NY 14470.**

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any lawful act or activity
for which limited liability
companies may be
organized under the New
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Company Law.**

Duration: Perpetual
(no specific date of
dissolution).

WYOMING COUNTY
NOTICE OF SALE

NOTICE OF SALE
SUPREME COURT
COUNTY OF Wyoming,
M&T Bank, Plaintiff,
vs. Denise L. Brusie,
Individually and as
Administrator of The Estate
of Wesley C. Sprague, ET
AL., Defendant(s). Pursuant
to an Order Discharging
the Guardian Ad Litem,
Confirming Referee's
Report and Judgment of
Foreclosure and Sale
duly entered on May 13,
2025, I, the undersigned
Referee will sell at public
auction under the rotunda
at the Wyoming County
Courthouse, 147 North
Main Street, Warsaw,
NY 14569 on December
17, 2025 at 12:00 p.m.,
premises known as 4196
Short Road, Gainesville,
NY 14550. All that certain
plot, piece or parcel of
land, with the buildings
and improvements thereon
erected, situate, lying
and being in the Town
of Gainesville, County of
Wyoming and State of New
York, Section 110.3, Block
1 and Lot 26. Approximate
amount of judgment is
\$39,495.26 plus interest
and costs. Premises will be
sold subject to provisions
of filed Judgment Index
#9001193. Cash will not
be accepted. Michael
Guarino, Esq., Referee
Knuckles & Manfro, LLP,
120 White Plains Road,
Suite 215, Tarrytown, New
York 10591, Attorneys for
Plaintiff

GENESEE COUNTY
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LIMITED LIABILITY
COMPANY

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Duo Social LLC. Articles
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County. SSNY designated
as an agent of Limited
Liability Company (LLC)
upon whom process
against it may be served.
SSNY should mail
process to The LLC: 8771
Morganville Rd., Stafford,
NY 14143. Purpose: Any
lawful purpose.

GENESEE COUNTY
NOTICE OF
QUALIFICATION OF
A LIMITED LIABILITY
COMPANY

Notice of Qualification
of AIO OAKFIELD, LLC.
Authority filed with NY
Secy of State (SSNY) on
10/16/25. Office location:
Genesee County. LLC
formed in Delaware (DE)
on 9/17/25. SSNY is
designated as agent of
LLC upon whom process
against it may be served.
SSNY shall mail process
to: 28 Liberty St, NY, NY
10005. DE address of
LLC: 1209 Orange St,
Wilmington, DE 19801.
Cert. of Formation filed
with DE Secy of State, 401
Federal St. Ste 3, Dover,
DE 19901. The name and
address of the Reg. Agent
is C T Corporation System,
28 Liberty St, NY, NY
10005. Purpose: any lawful
activity.

GENESEE COUNTY
FORECLOSURE
NOTICE

NOTICE OF SALE
SUPREME COURT
COUNTY OF GENESEE,
KEYBANK NATIONAL
ASSOCIATION, PLAINTIFF,
VS. CURTISS K. COLE
AKA CURTIS K. COLE,
AS HEIR, DEVISEE,
DISTRIBUTTEE OF THE
ESTATE OF TED C. COLE,
ET AL., DEFENDANT(S).
Pursuant to an Order
Confirming Referee
Report and Judgment of
Foreclosure and Sale duly
entered on September 18,
2025, I, the undersigned
Referee will sell at public
auction at the Genesee
County Courts Facility, One
West Main Street, Batavia,
NY 14020 on December
10, 2025 at 10:00 a.m.,
premises known as 18
Central Avenue, Batavia,
NY 14020. All that certain
plot, piece or parcel of
land, with the buildings
and improvements
thereon erected, situate,
lying and being in the
City of Batavia, County
of Genesee and State
of New York, Section
84.065, Block 1 and Lot
21. Approximate amount
of judgment is \$64,601.51
plus interest and costs.
Premises will be sold
subject to provisions of
filed Judgment Index
#E70468.
Kristie L. DeFreze, Esq.,
Referee
Greenspoon Marder, 1345
Avenue of the Americas,
Suite 2200, New York,
NY 10105, Attorneys for
Plaintiff

WYOMING COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of formation of
1731 Route 246, LLC.
Articles of Organization
filed with the Secretary
of State of NY (SSNY)
on 10/21/2025. Office
location: Wyoming County.
SSNY designated as an
agent of Limited Liability
Company (LLC) upon
whom process against
it may be served. SSNY
should mail process to
SSNY: P.O. Box 30, Perry,
New York 14530. Purpose:
Any lawful purpose.

WYOMING COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of formation of
Timber & Tin Building
Supply, LLC. Articles of
Organization filed with the
Secretary of State of NY
(SSNY) on 10/27/2025.
Office location: Wyoming
County. SSNY designated
as an agent of Limited
Liability Company (LLC)
upon whom process
against it may be served.
SSNY should mail process
to SSNY: robert@strasslaw.
com. Purpose: Any lawful
purpose.

ORLEANS COUNTY
NOTICE OF MEETING

MEETING
CANCELLATION/
CHANGES

Please Take Notice, the
Village of Albion Board
of Trustees Regular and
Workshop meetings
originally scheduled for
Wednesday, November 26,
2025, December 10, 2025,
and December 24, 2025,
at 6:00PM, have been
canceled. There will be a
Regular-Workshop meeting
held on Wednesday,
December 17, 2025, at
6:00PM. This meeting will
take place at the Village
Clerks Hall, 35-37 East
Bank St, Albion, NY 14411.
October 9, 2025
Tracy A VanSkiver
Clerk-Treasurer
Village of Albion

GENESEE COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of formation
of TILLY'S BEAU-
TIQUE, LLC. Articles of
Organization filed with the
Secretary of State of NY
(SSNY) on 10/21/2025.
Office location: Genesee
County. SSNY designated
as an agent of Limited
Liability Company (LLC)
upon whom process
against it may be served.
SSNY should mail process
to TILLY'S BEAU-TIQUE,
LLC: 20 Exchange
Street, LeRoy, NY 14482.
Purpose: Any lawful
purpose.

ORLEANS COUNTY
PUBLIC NOTICE

ELECTION NOTICE

PLEASE TAKE NOTICE that at the Village Election held on Wednesday, March 18, 2026, the
following offices will be filled for the term opposite each:

Mayor	Two Years
Village Trustee	Two Years
Village Trustee	Two Years

Dated: November 14, 2025

Village of Medina
Board of Trustees
Jada A. Burgess,
Clerk-Treasurer

GENESEE COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of formation of
6152 Properties LLC.
Articles of Organization
filed with the Secretary of
State of NY (SSNY) on 10-
16-2025. Office location:
Genesee County. SSNY
designated as an agent of
Limited Liability Company
(LLC) upon whom process
against it may be served.
SSNY should mail process
to The LLC: PO Box 844,
Batavia, NY 14021-0844.
Purpose: Any lawful
purpose.

GENESEE COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of Formation of
Limited Liability Company.
Name of LLC: STACH'S
Custom Baits LLC. Articles
of Organization filed with
NYDOS: 10/20/2025.
Office of the LLC: Genesee
County. The NYSS has
been designated as the
agent upon whom process
may be served. NYSS may
mail a copy of process
to the LLC at: 2431 Main
Rd., Corfu, NY 14036. No
specific dissolution date.
General Purpose LLC.

GENESEE COUNTY
LEGAL NOTICE

NOTICE IS HEREBY
GIVEN, that the Town of
Pembroke Zoning Board
of Appeals regular monthly
meeting at the Pembroke
Town Hall, 1145 Main Road
scheduled for the 19th of
November 2025 at 7:00pm
has been cancelled.
By order of the Town of
Pembroke Zoning Board
of Appeals Chairman,
Terrance Daniel

GENESEE COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

26 LINCOLN BATAVIA,
LLC . Filed with SSNY
on 10/29/2025. Office:
Genesee County. SSNY
designated as agent for
process & shall mail to:
5775 CLINTON STREET
ROAD, BERGEN, NY
14416. Purpose: Any
Lawful

GET HOUSE
happy

Find your new
home in the
Classifieds!
THE DAILY NEWS
1-585-343-8000