GENESEE COUNTY NOTICE OF SALE

DOCKET NO. E68317

By virtue of an execution against property issued out of **Genesee County Supreme Court** of the State of New York, to me directed and delivered, against the goods, chattels, lands and tenements of **Thomas W. McGinnis**, I have seized and taken all the right, title and interest of the said **Thomas W. McGinnis** in and to the following described property, to wit:

Morganville Road, Stafford, New York 14143 Tax Account Nos.: 3-1-12.2

ALL THAT TRACT OR PARCEL OF LAND, situate in the | Town of Stafford., County of Genesee, and State of New York, known and distinguished as part of Lot No. 160, Township 1, of the 100,000 Acre Tract, so called, bounded and described as follows:

BEGINNING at a point on the southerly line of Lot 160 at its intersection with the center line of the Morganville Road; running thence North 14 degrees 06'11" West along the center line of Morganville Road, a distance of 391.04 feet to its intersection with the southerly bounds of the New York State Thruway; running thence North 67 degrees 27'13" East along the southerly bounds of the New York Thruway; a distance of 1,283.67 feet to an angle therein; containing thence North 68 degrees 16'03" East along the southerly bounds of the said New York State Thruway a distance of 1,379.51 feet to its intersection with the easterly line of Lot 160; running thence South 00 degrees 46'13" West along the easterly line of Lot 160, a distance of 810.53 feet to its intersection with the center line of a Road formerly known as Redbridge Road; said point being 582.61 feet northerly measured along the easterly line if of Lot 160 from the southeasterly corner thereof; running thence South 52 degrees 49'12" West along the former center line of Redbridge Road a distance of 402.83 feet to an angle therein; continuing thence South 64 degrees 12'52" West along the former center line of said Redbridge Road a distance of 148.22 feet to an angle therein; continuing thence South 71 degrees 5'01" West along the former center line of said Redbridge Road, a distance of 570.43 feet to an angle therein; containing thence South 73 degrees 20'00" West along the former center line of said Redbridge Road, a distance of 316.89 feet to its intersection with the southerly line of Lot 160; running thence North 89 degrees 44'17" West along the southerly line of Lot 160, a distance of 1,060.87 feet to a point or place of beginning.

EXCLUDING THEREFORM premises conveyed by the following deeds:
N/A

Subject to all restrictions, liens and encumbrances of record, if applicable.

BEING AND INTENDING to describe the same premises conveyed to Thomas W. McGinnis, by Deed recorded in the Genesee County Clerk's Office on November 2, 1981, in Liber 460 of Deeds at page 265.

I am selling the above, subject to any liens, chattels, mortgages, conditional sales or any other encumbrances.

Date of Sale: January 22, 2026.
Time of Sale: 10:00am

Sale will be conducted at: Genesee County Sheriff's Office 165 Park Road Batavia, NY 14020

Dated: 11/28/25

Joseph M. Graff
Sheriff of Genesee County

By: Sgt. Jason E. Saile
Deputy Sheriff

GENESEE COUNTY NOTICE OF SALE

DOCKET NO. E68317

By virtue of an execution against property issued out of **Genesee County Supreme Court** of the State of New York, to me directed and delivered, against the goods, chattels, lands and tenements of **Thomas W. McGinnis**, I have seized and taken all the right, title and interest of the said **Thomas W. McGinnis** in and to the following described property, to wit:

78 Lake Street Leroy, New York 14482 Tax Account Nos.: 6.-1-3.2

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town or Village of Leroy, County of Genesee, and State of New York, being part of those premises shown on a survey map entitled lands of VonHoff Industries, Inc., dated November 8, 1969, prepared by John E. McIntosh, Jr. L.S. 42511and further described below as follows:

COMMENCING at the intersection of the North line of Ashery Road and the East line of Lake Road as shown on the above referenced survey map, thence (1) Easterly along the North line of Ashery Road 80.67 feet to a point, thence (2) North 1 degree 42'09" West, 40.52 feet to an iron pipe; thence (3) Westerly 79.16 feet, and passing through an iron pipe to a point in the East line of Lake Road, which point 25.5 feet South of the intersection of the Southerly line of the Penn Central Company property and the East line of Lake Road; thence (4) Southerly along the East line of Lake Road 40.5 feet to the point and place of beginning.

EXCLUDING THEREFORM premises conveyed by the following deeds:
N/A

Subject to all restrictions, liens and encumbrances of record, if applicable.

BEING AND INTENDING to describe the same premises conveyed to Thomas W. McGinnis, by Deed recorded in the Genesee County Clerk's Office on May 10, 1996, Liber 674, page 292;
I am selling the above, subject to any liens, chattels, mortgages, conditional sales or any other encumbrances.

Date of Sale: January 22, 2026
Time of Sale: 10:00am

Sale will be conducted at: Genesee County Sheriff's Office - 165 Park Road Batavia, NY 14020

Dated: 11/28/2025

Joseph M. Graff
Sheriff of Genesee County

By: Sgt. Jason E. Saile
Deputy Sheriff

GENESEE COUNTY FORECLOSURE NOTICE

NOTICE OF SALE
SUPREME COURT
COUNTY OF Genesee,
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS2, Plaintiff,
vs. Chad McLaughlin, ET AL., Defendant(s).
Pursuant to a Judgment of Foreclosure and Sale duly entered on October 16, 2025, I, the undersigned Referee will sell at public auction at the Genesee County Courts Facility, One West Main Street, Batavia, NY 14020 on January 7, 2026 at 10:00 a.m., premises known as 7822 Swamp Road, Bergen, NY 14416. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Bergen, County of Genesee and State of New York, Section 12., Block 1 and Lot 40.2. Approximate amount of judgment is $156,166.43 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #E71336.
Katelynn M. Johnson, Esq., Referee
Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 234446-1

WYOMING COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

CINQUEMANI ARCHITECTURE PLLC. Filed with SSNY on 10/28/2025. Office location: Wyoming County. SSNY designated as agent for process and shall mail to: 59 DIVISION AVE, EAST ISLIP, NY 11730. Purpose: ARCHITECTURE

GENESEE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Venue 1880 LLC. Filed 9/14/25. Cty: Genesee. SSNY desig. for process & shall mail 512 W Maxwell St, Lakeland, FL 33803. Purp: any lawful.

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).

GENESEE COUNTY NOTICE OF SALE

SUPREME COURT
COUNTY OF GENESEE
Everett Financial, Inc., d/b/a Supreme Lending, Plaintiff AGAINST William Budnack a/k/a William J. Budnack; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered October 16, 2025, I, the undersigned Referee, will sell at public auction at the second floor of the Genesee County Court Facility, 1 West Main St, Batavia, NY 14020 on January 5, 2026, at 11:00AM, premises known as 29 Buell Street, Batavia, NY 14020. All that tract or parcel of land situate in the City of Batavia, County of Genesee, State of New York, Section 84.020 Block 1 Lot 47. Approximate amount of judgment $150,270.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# E70227. Marshall A. Kelly, Esq., Referee LOGS Legal Group LLP Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792
Dated: November 3, 2025
87876

GENESEE COUNTY LEGAL NOTICE

PROBATE CITATION
SURROGATE'S COURT - GENESEE COUNTY
CITATION
THE PEOPLE OF THE STATE OF NEW YORK By the Grace of God Free and Independent
File No. 2025-189
TO: Barbara Budenhagen, Estate of William Budenhagen, c/o Chloe Budenhagen, Voluntary Administrator, Kenneth C. Bauer Jr. and Katherine Matychak, if he/she be living, and if he/she be dead to his/her heirs-at-law, next of kin, distributees, if any such there be, all of whom and all of whose names, ages, places of residence and post office addresses are unknown to the Petitioner and cannot after due diligence used be ascertained and to Any and all persons who are, or who claim to be heirs at law, next of kin, distributees of the decedent named below, if any there be, all of whom and all of whose names, ages, places of residence and post office addresses are unknown to the Petitioner and cannot after due diligence used be ascertained. and HON. LETITIA JAMES - Attorney General of the State of New York, and Kevin Andrews - Genesee Co. Treasurer as Public Administrator. A petition having been duly filed by Jeanne Curry Penepent who is domiciled at 7422 Beaver Meadows Road, Bergen NY 14416 YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court Genesee County, at 1 W. Main St, 2nd Floor, Batavia, New York, on January 26, 2026 at 9:15 o'clock in the decree should not be made in the estate of Catherine Marie Bauer 109 Bank Street, Batavia NY 14020 September 1, 2009
(a Codicil dated n/a fore noon of that day, why a lately domiciled at admitting to probate a Will dated _) a copy of which is attached, as the Will of deceased, relating to real and personal property, and directing that Catherine Marie Bauer Letters Testamentary to Jeanne Curry Penepent Dated, Attested and Sealed November 24 2025 (State any further relief requested)
ACEA M. MOSEY
Surrogate
Stephanie Lewandoushi
Stephanie Lewandowski
585-344-1050
Chief Clerk
Telephone Number
Anneliese R. Aliasso
Attorney for Petitioner
81 Main Street, Batavia NY 14020
Address of Attorney
Attorney Email Address: aaliasso@delplatocaseylaw.com

WYOMING COUNTY NOTICE OF QUALIFICATION OF A LIMITED LIABILITY COMPANY

All Communication Matters, LLC, a foreign limited liability company formed in West Virginia on 9/11/25, applied for authority to do business in New York State on 11/5/25. The NY office of the LLC is located in Wyoming County. The principal business location is 23 Lois Lane, Fairmont, WV 26554.

The Secretary of State of New York has been designated as agent of the LLC upon whom process against it may be served. The Secretary of State shall mail a copy of process to: All Communication Matters, LLC, 23 Lois Lane, Fairmont, WV 26554.

GENESEE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Thater Farms, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 11/05/2025. 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: 9494 Summit St Rd, LeRoy, NY 14482. Purpose: Any lawful purpose.

GENESEE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

BLUE STICK CONSTRUCTION, LLC. Filed with SSNY on 11/11/2025. Office: Genesee County. SSNY designated as agent for process & shall mail to: 4049 WEST MAIN STREET ROAD, BATAVIA, NY 14020. Purpose: Any Lawful

ORLEANS COUNTY NOTICE OF MEETING

GAINES TOWN BOARD
Monday, December 29, 2025 @ 5:00 PM

Please be advised that there will be a special end of the year meeting of the Gaines Town Board on Monday, December 29, 2025 @ 5:00 PM to be held at the Gaines Town Hall, 14087 Ridge Rd W, Albion, NY 14411

Janet K Cheverie
Gaines Town Clerk
December 9, 2025

GENESEE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of LangBuilt, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 11/25/2025. 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 LangBuilt, LLC: 9156 Wortendyke Road, Batavia, NY 14020. Purpose: Any lawful purpose.

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

WYOMING COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Robert A. Hallead Professional Handling, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 8/26/2025. 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 Kevin J. Payne: LaurjoshKennels@gmail.com. Purpose: Any lawful purpose.

GENESEE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of GMJ DISTRIBUTION, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 11/21/2025. 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 GMJ DISTRIBUTION, LLC: 69 Colony Run, Attica, NY 14011. Purpose: Any lawful purpose.

GENESEE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

RGSG, LLC Arts of Org. filed SSNY 11/19/2025 Genesee Co. SSNY design agent for process & shall mail to 41 STATE ST, # 112, ALBANY, NY, 12207 General Purpose

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Call us with your happy ad!
1-585-343-8000