

STATE OF NEW YORK
COUNTY COURT, GENESEE COUNTY

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 City of Batavia, New York

The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property. The parcels to which this proceeding applies are identified on Schedule A of this Petition, which is annexed hereto and made a part hereof. This document serves both as a Petition of Foreclosure and a Notice of Foreclosure for purposes of this proceeding.

Effect of filing: All persons having or claiming to have an interest in the real property described in this petition are hereby notified that the filing of this petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclosure 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 this 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 this petition. Such persons are hereby notified further that a duplicate of this petition has been filed in the office of the Enforcing Officer of the Tax District and will remain open for public inspection up to an 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 Heidi J. Parker, City of Batavia Clerk/Treasurer at City Hall, Clerk's Office, One Batavia City Centre, 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.

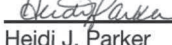
Last day for redemption: The last day for redemption is hereby fixed as the **14th day of November, 2025.**

Service of answer: Every person having any right, title or interest in or lien upon any parcel of real property described in this 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 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 this petition and a judgment in foreclosure may be taken by default.

Dated: July 30, 2025

Enforcing Officer:

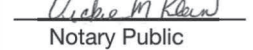

Heidi J. Parker
City of Batavia Clerk/Treasurer

State of New York)
County of Genesee) ss


I, Heidi J. Parker, being duly sworn, depose and say: I am the Enforcing Officer for the City of Batavia, New York. I have read this Petition which I have signed, and I am familiar with its contents. The contents of this Petition are true to the best of my knowledge, based upon the records of the City of Batavia I do not know of any errors or omissions in this Petition.


Heidi J. Parker

Sworn before me this 30
day of July, 2025.


Notary Public

VICKIE M KLEIN
Notary Public, State of New York
No. 01KL6193928
Qualified in Genesee County
Commission Expires 9/22/2028


Duke Holzman
Photiadis & Ritter LLP
GEORGE S. VAN NEST, ESQ.
Attorneys for the City of Batavia
701 Seneca Street
Suite 750
Buffalo, New York 14210
(716) 855-1111

STATE OF NEW YORK
COUNTY COURT, GENESEE COUNTY

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TAX ENFORCEMENT
NOTIFICATION

Index No.: 72535

The above-captioned proceeding is hereby commenced to enforce payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property.

You are presumed to own or have a legal interest in one or more of the parcels of real property described on the enclosed petition of foreclosure.

A proceeding to foreclose on such property based upon the failure to pay real property taxes has been commenced. Foreclosure will result in the loss of ownership of such property and all rights in that property.

To avoid loss of ownership or of any other rights in the property, all unpaid taxes and other legal charges must be paid prior to **November 14, 2025** or you must interpose a duly verified answer in the proceeding. You may make payment to Heidi J. Parker, City of Batavia Clerk/Treasurer at City Hall, Clerk's Office, One Batavia City Centre, Batavia, New York 14020 in the amount of all such unpaid taxes and legal charges prior to that date. You may wish to contact an attorney to protect your rights.

After **November 14, 2025**, a court will transfer the title of the property to the City of Batavia, New York by means of a court judgment.

Should you have any questions regarding this notice, please call Heidi J. Parker, City of Batavia Clerk/Treasurer at City Hall, Clerk's Office, One Batavia City Centre, Batavia, New York 14020 at (585) 345-6305.

Dated: July 30, 2025

Schedule A

Commercial Properties		
Property	Owner	SBL
163 Cedar Street Rear	Meadow Brook Road, LLC	98.005-1-3.21
586-588 East Main Street	Spanish Moss Properties, LLC	84.060-1-29
323 Ellicott Street	Angelo Colangelo Anita Cuvillo	84.066-2-8
33 Linwood Avenue	Shaun A. Disalvo Nicole L. Disalvo	84.020-3-30
106 Oak Street Rear	Timothy R. Schiefer Ashley Schiefer	71.018-3-59.2
20 Ross Street	Patricia Young-Szaplak	84.011-2-23
218 West Main Street	Charles Sorce Jr. Mary M Sorce	84.039-2-25
RESIDENTIAL		
32 Brooklyn Avenue	Lee F. & Ruth L. Allyn, LU Rulee Anne Allyn	84.010-1-14
51 Buell Street	Sharon Hyback	84.020-1-41
32 Columbia Avenue	Shannon Lopez	84.043-1-30
15 East Avenue	Michael P. McDonald Patricia R. McDonald	84.043-1-43
435 East Main Street	435 East Main Street, LLC	84.012-1-22
415 Ellicott Street	Derek Leach	84.015-3-16
117 Liberty Street	Rina Mee	84.066-2-76
233 Liberty Street	Charles Pacino - Deceased Lucy U. Pacino - Deceased Rosalie L. Pacino	84.074-1-45
153 Oak Street	Jerald E Martin, Jr.	71.018-1-17
20 Pearl Street	David Hodgson	84.047-2-41
Property		
183 Pearl Street	David J. Barone	84.013-1-5
17 School Street	Arnold Colopy Elaine Colopy	84.058-1-37
315 School Street	Michael D. Meyers Ashley L. Meyers	84.058-1-26
139 State Street	Timothy Hall	84.007-1-6
220 West Main Street	Charles Sorce Jr. Mary M Sorce	84.039-2-26
3 Willow Street	Shinobi Assets, LLC	84.007-1-21

Turn those unwanted items into cash!
Classifieds work! 1-585-343-8000



GENESEE COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of formation of The Young Group of Western New York, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 08/14/2019. 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 Young Group of Western New York, LLC: 340 West Main Street, Batavia, New York 14020. Purpose: Any lawful purpose.

LIVINGSTON
COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of formation of Ciranni Enterprises LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 8/14/2025. Office location: Livingston County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Joseph Ciranni: 3108 Genesee St, Piffard, NY, 14533. Purpose: Any lawful purpose.

WYOMING COUNTY
TAX COLLECTOR'S
NOTICE

PIONEER CENTRAL
SCHOOL
2025-2026 SCHOOL TAX
NOTICE

Pioneer Central School District collects taxes for the year 2025- 2026 on properties located in Allegany, Cattaraugus and Wyoming Counties. Taxes are due and payable without penalty from September 1 to September 30, 2025. A penalty of 2% will be added from October 1 to October 31, 2025. Taxes on properties located in Erie County are due and payable without penalty from September 15 to October 15, 2025. A penalty of 7.5% will be added from October 16 to October 31, 2025. A penalty of 9% will be added from November 1 to December 1, 2025. After October 31, 2025, all unpaid School Taxes for Allegany, Cattaraugus and Wyoming County properties are returned to the respective County Treasurers to be relieved with the 2026 County tax bills. After December 1, 2025, all unpaid School Taxes for Erie County properties are returned to the respective County Treasurer to be relieved with the 2026 County tax bills.

Taxes can be paid in one of the following ways:

IN PERSON:

Pioneer High School
Vestibule
Tuesdays and Thursdays
NOON - 4 PM
September 1-October 31

All Counties will be collected through October 31, 2025.

Only Erie County through December 1, 2025.

BY MAIL:

Allegany, Cattaraugus, Wyoming Counties thru October 31, 2025 to: Yorkshire-Pioneer Central School District PO Box 1987 Buffalo, NY 14240-1987

Erie County thru December 1, 2025 to: Yorkshire-Pioneer Central School District PO Box 1987 Buffalo, NY 14240-1987

Pioneer Central School Tax Collector

GENESEE COUNTY
NOTICE OF
QUALIFICATION OF
A LIMITED LIABILITY
COMPANY

Notice of Qualification of Splash Car Wash Batavia II LLC. App. For Auth. filed with Secy of State of NY (SSNY) on 7/28/25. Office location: Genesee County. LLC formed in Connecticut (CT) on 7/21/25. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: c/o National Registered Agents, Inc., 28 Liberty St, NY, NY 10005, the registered agent of LLC upon whom process may be served. CT address of LLC: 472 Wheelers Farms Rd, Milford, CT 06461. Arts of Org filed with CT Secy of State, 165 Capital Ave, Hartford, CT 06106. Purpose: any lawful activity.

GENESEE COUNTY
PUBLIC NOTICE

The Genesee Valley BOCES has scheduled a public hearing for October 15, 2025 at 5 PM at the LeRoy Service Center, 80 Munson St., LeRoy, NY to consider our Sudden Cardiac Arrest Plan. Public comments may be made in the District Office or by attending the public hearing, as is authorized by Education Law §2801-a and Commissioner's Regulations §155.17. Copies of the Sudden Cardiac Arrest Plan will be available for inspection by the public between the hours of 8 AM and 4 PM in the District Office located at 80 Munson Street, LeRoy, New York, commencing on September 8, 2025.

Jennifer Lewis
Board Clerk

ORLEANS COUNTY
NOTICE OF PUBLIC HEARING

Proposed Local Law 8-2025, A Local Law To Amend Flood Damage Prevention Chapter of the Village Code.

Notice is hereby given that a Public Hearing by the Board of Trustees of the Village of Medina, County of Orleans, State of New York, will be held at the Town of Ridgeway, 410 West Avenue, Medina, New York, on the 22nd day of September 2025, at 6:05 p.m. on proposed Local Law 8-2025 to amend Flood Damage Prevention Chapter of the Village Code.

All persons interested in this proposed Local Law will be heard by the Board of Trustees at the Public Hearing to be held as stated above. Copies of the proposed Local Law are available at the Village Clerk's Office, 119 Park Avenue, Medina, New York, during regular business hours.

Jada A. Burgess
Clerk-Treasurer
Village of Medina

WYOMING COUNTY
LEGAL NOTICE

LEGAL NOTICE
TAX COLLECTION
WYOMING CENTRAL
SCHOOL DISTRICT
I, Rachael Hinz, as tax collector for Wyoming Central School District, hereby give notice that the Wyoming Central School District Board of Education has approved the 2025-2026 school tax warrant dated August 7, 2025. Tax bills for the 2025-2026 school year are due by September 30, 2025, in full and without penalty. A 2% penalty will be added to tax bills paid between October 1, 2025 and October 31, 2025. Bills may be paid in person to a lockbox at Five Star Bank (at any branch - during normal business hours) or by U.S. mail sent to: Wyoming CSD Tax Collector, P.O. Box 263, Warsaw, NY 14569. Any mailed payments that are postmarked after October 31, 2025 will be returned to the sender as unpaid. (Please do not mail or deliver tax payments directly to the district.) No payment of taxes will be accepted after October 31, 2025. Unpaid taxes at that time will be returned to the corresponding counties and re-levied on the January, 2026 tax bills with additional county penalties. WYOMING CENTRAL SCHOOL DISTRICT WYOMING, NEW YORK Rachael Hinz Tax Collector DATED: August 7, 2025

GENESEE COUNTY
NOTICE OF PUBLIC
HEARING

TOWN OF BATAVIA
ZONING BOARD OF
APPEALS

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Batavia will hold a Public Hearing on Monday September 15, 2025, at 7:00 PM in the Town Hall, 3833 West Main St. Rd., Town of Batavia, Genesee County, New York to consider an area variance request from Jason Currier for property at 9155 Shepard Road, Batavia NY 14020. Tax map parcel number 20.-1-82.1

The applicant is asking for a variance to construct a pole barn 10-foot offset.

Town code section 235, Attachment 1. Requires 30 feet; the request is for 10 feet.

Zoning Board of Appeals invites and will accept both oral and written comments relevant to this application at said hearing. A copy of the application is available for review at the Town Hall.

By order of the Town of Batavia Zoning Board of Appeals
John T. Della Penna,
Chairman
August 18, 2025

WYOMING COUNTY
NOTICE OF MEETING

The Town Board, Planning Board and Zoning Board of the Town of Bennington involved in developing new zoning regulations shall meet for additional workshops on the following dates in 2025.

**September 25,
October 16 & 30,
November 6 & 20.**

Bennington Town Hall
905 Old Alleghany Rd.
Attica NY 14011
Time: 6:30 pm

The workshops are open to the public.

Joanne Rosenthal
Clerk

GENESEE COUNTY
NOTICE OF PUBLIC
HEARING

TOWN OF BATAVIA
ZONING BOARD OF
APPEALS

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Batavia will hold a Public Hearing on Monday September 15, 2025, at 7:00 PM in the Town Hall, 3833 West Main St. Rd., Town of Batavia, Genesee County, New York to consider an area variance request from Upstate Automotive Properties at 3988 West Main Street Road, Batavia NY 14020. Tax map parcel number 7-1-16.11

The applicant is asking for a variance to construct request is to build the new addition in line with the existing building.

Town code section 235, Attachment 1. Requires 30 feet; the request is to build the new addition in line with the existing building.

Zoning Board of Appeals invites and will accept both oral and written comments relevant to this application at said hearing. A copy of the application is available for review at the Town Hall.

By order of the Town of Batavia Zoning Board of Appeals
John T. Della Penna,
Chairman
August 18, 2025

GENESEE COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

COACH CJ LLC
*formed on July 24, 2025
with ZenBusiness*

**Building Resilient
Leaders On & Off the
Court**

-Youth & High School Sports Camps
-Skill Development Clinics

-Team Training & Private Coaching

-Leadership & Confidence Building

-Basketball IQ & Game Strategy Sessions

*Led by Coach CJ with over 25 years of experience
Serving Genesee County,
Western NY, and beyond*

Contact @ cjpjones32@
gmail.com
206 East Ave
Batavia NY 14020

ORLEANS COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

Notice of formation of SC VISIONARY DESIGNS LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 6/26/2025. Office location: Orleans County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to SHELLEY CONBOY: 5784 Bonnie Brae Cir, Farmington, NY 14425. Purpose: Any lawful purpose.

ORLEANS COUNTY
NOTICE OF
FORMATION OF A
LIMITED LIABILITY
COMPANY

WESTERN NEW YORK PIZZERIA, LLC. Filed with SSNY on 07/24/2025. Office: Orleans County. SSNY designated as agent for process & shall mail to: 318 W CENTER ST, MEDINA, NY 14103. Purpose: Any Lawful