

## GENESEE COUNTY ORLEANS COUNTY FORECLOSURE NOTICE

PETITION AND NOTICE OF FORECLOSURE  
STATE OF NEW YORK  
SUPREME COURT  
ORLEANS COUNTY  
Index No. CV25-01077

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 Orleans relating to the 2022 Town and County Tax

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 set forth below:

Serial # Tax Acct # Property Owner(s)

Village of Albion; Town of Albion  
2022-001 62.18-2-7 Fuller Cornelius  
2022-002 62.20-2-30 Hinton Timothy  
2022-003 73.5-3-19 Golisano Vickie  
2022-004 73.6-2-54.1 Verhagen Donna  
2022-005 73.7-1-36 Walker Michael  
2022-006 73.23-1-23 Henderson Courtney

Walker Jennifer

Town of Albion  
2022-007 72.-3-51 Peters Kelly  
2022-008 73.-1-7 Watt Karen  
2022-009 74.-1-57.1 Watt Karen  
2022-010 74.-2-21.3 County of Orleans  
(now known as Williams Robert)

Miller David  
Wojciechowski James

Miller Charlotte  
Wojciechowski Kathy

Town of Barre  
2022-011 82.-1-35.112 Wilston Craig  
2022-012 85.-1-40.2 Pahuta Shirley  
Andino George

Town of Carlton  
2022-016 8.-1-12 Keppler Whitney  
2022-017 18.-1-40 Forder Cherie L  
2022-018 18.3-1 Daniels Patricia  
2022-019 27.-1-23.114 Moore Gregory D  
2022-020 28.-1-59.2 County of Orleans  
(now known as Puerari Lucimar)  
2022-021 39.-1-6.2 Perez Jose

Reed Tammy  
Beaumont Christopher M

Town of Clarendon  
2022-022 108.-1-19.11 Reed Roger  
2022-023 109.-1-13.223 Mowday Brian K  
2022-024 119.-2-11 Allen Terry  
2022-025 120.-1-7.111 Clark Joseph D  
2022-026 120.-1-50.11 Clark Joseph D

Elliott Nathan J

Town of Gaines  
2022-027 40.-3-11.1 DiCiaccio Peggy C  
2022-028 51.1-1-2.1 Becker Howard W II  
2022-029 60.-1-36 Gibbs Christopher A  
2022-030 61.-1-6.312 Moore Gregory  
2022-031 62.1-1-12 Gilmore-Lake Camille

Reis Derek

Town of Kendall  
2022-032 31.-1-10.12 Newbould Phillip  
2022-033 32.12-2-48 Bock Ronald R Jr  
2022-034 42.-1-44.1 (now known as Bock Ronald R Jr)  
2022-035 43.-1-42 Marshall Philip S

Burrage Tina M

Town of Murray  
2022-036 53.-2-47 DASNIC LLC  
2022-037 54.-1-38 Burrage Michael J  
2022-038 54.4-1-4 Murray Superette, Inc.  
2022-039 64.-1-43.1 Du Sett Doty Q  
2022-040 64.-1-55.1 Dusett Danna L  
2022-041 66.-1-14.122 Cutia Anthony  
2022-042 76.-2-26 Mattison Margaret S  
2022-043 86.-1-37 Mason Joyce

Spruce William K

Village of Medina; Town of Ridgeway  
2022-044 69.17-1-13 Gholian Farbod  
(now known as Rosario Pablo)

Gholian Farid

2022-045 79.11-4-49 Fior Sales, Leasing & Dev. LLC  
2022-046 79.11-4-64.10 Johnson Eric  
2022-047 79.12-1-29 Rodriguez Sonya  
2022-048 79.12-2-6 Wilson James  
2022-049 80.5-3-44 Lucas Antoni E  
2022-050 80.10-1-18 Johnson Frederick

Boyce Alex D

Town of Ridgeway  
2022-051 37.-3-8.1 Szalay Nicholas  
2022-052 48.-1-51 Hackenberg Theresa  
2022-053 57.2-1-22.21 Moule James  
(now known as Moule James A, Moule Betty B, Chandler Robert Mahar Thigpen)

Moule Betty

2022-054 58.-1-47.3 Skowan Mary E  
2022-055 70.-1-35 Seitzer Dona  
2022-056 79.11-1-7.1 Igoe@Canalside LLC

Seitzer Dona

Village of Medina; Town of Shelby  
2022-057 79.16-2-6 Heveron Judy  
2022-058 79.16-2-46 Ainey Janet E  
(now known as Welsh Brantley)

Dipini Joyce

2022-059 79.60-1-52 Dipini Dennis  
2022-060 80.10-2-3.1 Johnson Bennie

Dipini Dennis

Town of Shelby  
2022-061 78.-3-5.3 McDowell Thomas  
2022-062 78.-3-31 Nichols Ivette  
2022-063 81.3-1-11 J. Harris Transportation LLC  
2022-064 81.3-1-21 Root Leland M  
2022-065 90.16-1-22 Newman Rodney  
2022-066 90.16-1-23 Newman Rodney  
2022-067 102.-1-59 Hayes Lora J

McDowell Priscilla

Town of Yates  
2022-068 12.-1-25.1 Heideman Russel L  
2022-069 12.3-1-9.1 Spencer's Country Store LLC  
2022-070 13.-1-34 Kijana Sally  
2022-071 13.-1-38.13 Linnane Anne  
2022-072 25.-1-5.1 Goldsmith Frederick R  
2022-073 26.-1-40 Elam Joan A  
2022-074 37.-1-7.22 Perez Jose

Buchanan Jessie

This document serves both as 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 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:** Such 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 hereof.

**Persons Affected:** This notice is direct 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 of 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 Orleans County Treasurer, 156 South Main Street, Albion, New York 14411-1488. In the event that such taxes are paid by a person so paying shall be entitled to have the same affected thereby satisfied of record.

**Last Day of Redemption:** The last day of redemption is hereby fixed as the 29TH of May, 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 County Clerk and served upon the attorney for the Tax District on or before the date above mentioned as the last day of redemption.

**Failure to Redeem or Answer:** In the event of failure 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.

Dated: November 17, 2025

Enforcing Officer  
KIMBERLY CL. DEFRANK  
Orleans County Treasurer

Katherine K. Bogan  
Orleans County Attorney  
517 Main Street  
Medina, New York 14103  
Tel: (585) 798-1615

## WYOMING COUNTY NOTICE AND RECEIPT OF TAX ROLL AND WARRANT

PLEASE TAKE

NOTICE, that the undersigned, the collector of taxes of the town of Wethersfield, has received the tax roll for the collection of taxes for the town of Wethersfield for the fiscal year January 1, 2026 to December 31, 2026. PLEASE TAKE FURTHER NOTICE, that the undersigned will receive the taxes on said roll, as follows:

Saturdays in January from 10AM to 12PM, January 8, 22, 29 from 7 to 9pm, Saturdays in February from 10AM to 12PM and Thursdays in February from 7 to 9 PM at the Wethersfield Town Building, 4362 Route 78 Gainesville, New York By Appointment 585-322-5399 in March.

PLEASE TAKE FURTHER NOTICE, that taxes may be paid to the undersigned without interest on or before the second day of February. Taxes received after such day will have interest added at the rate of 1% for the month of February and 2% for the month of March. Unpaid taxes will be returned to the Wyoming County Treasurer, April 1st with additional penalties and interest.

Dated: December 26, 2025

Kathy Conrad Collector of taxes for the town of Wethersfield.

2022-044 69.17-1-13 Gholian Farbod  
(now known as Rosario Pablo)

Fior Sales, Leasing & Dev. LLC

2022-045 79.11-4-49 Johnson Eric

2022-046 79.11-4-64.10 Rodriguez Sonya

2022-047 79.12-1-29 Wilson James

2022-048 79.12-2-6 Lucas Antoni E

2022-049 80.5-3-44 Johnson Frederick

2022-050 80.10-1-18 Johnson Frederick

2022-051 37.-3-8.1 Szalay Nicholas

2022-052 48.-1-51 Hackenberg Theresa

2022-053 57.2-1-22.21 Moule James

(now known as Moule James A, Moule Betty B, Chandler Robert Mahar Thigpen)

2022-054 58.-1-47.3 Skowan Mary E

2022-055 70.-1-35 Seitzer Dona

2022-056 79.11-1-7.1 Igoe@Canalside LLC

2022-057 79.16-2-6 Heveron Judy

2022-058 79.16-2-46 Ainey Janet E

(now known as Welsh Brantley)

2022-059 79.60-1-52 Dipini Joyce

2022-060 80.10-2-3.1 Johnson Bennie

2022-061 78.-3-5.3 McDowell Thomas

2022-062 78.-3-31 Nichols Ivette

2022-063 81.3-1-11 J. Harris Transportation LLC

2022-064 81.3-1-21 Root Leland M

2022-065 90.16-1-22 Newman Rodney

2022-066 90.16-1-23 Newman Rodney

2022-067 102.-1-59 Hayes Lora J

2022-068 12.-1-25.1 Heideman Russel L

2022-069 12.3-1-9.1 Spencer's Country Store LLC

2022-070 13.-1-34 Kijana Sally

2022-071 13.-1-38.13 Linnane Anne

2022-072 25.-1-5.1 Goldsmith Frederick R

2022-073 26.-1-40 Elam Joan A

2022-074 37.-1-7.22 Perez Jose

2022-075 12.3-1-1.1 Heideman Russel L

2022-076 13.-1-1.1 Spencer's Country Store LLC

2022-077 13.-1-1.1 Kijana Sally

2022-078 13.-1-1.1 Linnane Anne

2022-079 25.-1-1.1 Goldsmith Frederick R

2022-080 26.-1-1.1 Elam Joan A

2022-081 37.-1-1.22 Perez Jose

2022-082 12.3-1-1.1 Heideman Russel L

2022-083 13.-1-1.1 Spencer's Country Store LLC

2022-084 13.-1-1.1 Kijana Sally

2022-085 13.-1-1.1 Linnane Anne

2022-086 25.-1-1.1 Goldsmith Frederick R

2022-087 26.-1-1.1 Elam Joan A

2022-088 37.-1-1.22 Perez Jose

2022-089 12.3-1-1.1 Heideman Russel L

2022-090 13.-1-1.1 Spencer's Country Store LLC

2022-091 13.-1-1.1 Kijana Sally

2022-092 13.-1-1.1 Linnane Anne

2022-093 25.-1-1.1 Goldsmith Frederick R

2022-094 26.-1-1.1 Elam Joan A

2022-095 37.-1-1.22 Perez Jose

2022-096 12.3-1-1.1 Heideman Russel L

2022-097 13.-1-1.1 Spencer's Country Store LLC