

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	
2022-011	82.1-35.112	(now known as Williams Robert)	
2022-012	85.1-40.2	Miller David	Miller Charolette
2022-013	105.1-5	Wojciechowski James	Wojciechowski Kathy
2022-014	118.1-1.1		
2022-015	128.1-19		
Town of Barre			
2022-016	8.1-12	Wilston Craig	
2022-017	18.1-40	Pahuta Shirley	
2022-018	18.3-1	Andino George	
Town of Carlton			
2022-019	27.1-23.114	Keppler Whitney	
2022-020	28.1-59.2	Forder Cherie L	
2022-021	39.1-6.2	Daniels Patricia	
2022-022	108.1-19.11	Moore Gregory D	
2022-023	109.1-13.223	County of Orleans	
2022-024	119.2-11	(now known as Puerari Lucimar)	
2022-025	120.1-7.111	Perez Jose	
2022-026	120.1-50.11		
Town of Clarendon			
2022-027	40.3-11.1	Reed Roger	Reed Tammy
2022-028	51.1-1.2.1	Mowday Brian K	Beaumont Christopher M
2022-029	60.1-36	Allen Terry	
2022-030	61.1-6.312	Clark Joseph D	
2022-031	62.1-1.12	Clark Joseph D	
Town of Gaines			
2022-032	40.3-11.1	DiCaccio Peggy C	
2022-033	51.1-1.2.1	Becker Howard W II	
2022-034	60.1-36	Gibbs Christopher A	
2022-035	61.1-6.312	Moore Gregory	
2022-036	62.1-1.12	Gilmore-Lake Camille	
Town of Kendall			
2022-037	31.1-10.12	Reis Derek	
2022-038	32.12-2-48	Newbould Phillip	
2022-039	42.1-44.1	Bock Ronald R Jr	Elliott Nathan J
2022-040		(now known as Bock Ronald R Jr)	
2022-041		Marshall Philip S	
Town of Murray			
2022-042	53.2-47	DASNIC LLC	
2022-043	54.1-38	Burrage Michael J	Burrage Tina M
2022-044	54.4-1-4	Murray Superette, Inc.	
2022-045	64.1-43.1	Du Sett Dotty Q	Du Sett Guy Jr
2022-046	64.1-55.1	Dusett Danna L	Dusett Dotty Q
2022-047	66.1-14.122	Cutaiia Anthony	
2022-048	76.2-26	Mattison Margaret S	Spruce William K
2022-049	86.1-37	Mason Joyce	
Village of Medina; Town of Ridgeway			
2022-050	69.17-1-13	Gholian Farbod	Gholian Farid
2022-051	79.11-4-49	(now known as Rosario Pablo)	
2022-052	79.11-4-64.10	Fior Sales, Leasing & Dev. LLC	
2022-053	79.12-1-29	Johnson Eric	Johnson Mary
2022-054	79.12-2-6	Rodriguez Sonya	
2022-055	80.5.3-44	Wilson James	
2022-056	80.10-1-18	Lucas Antoni E	Boyce Alex D
2022-057	80.10-1-18	Johnson Frederick	
Town of Ridgeway			
2022-058	37.3-8.1	Szalay Nicholas	
2022-059	48.1-51	Hackenberg Theresa	
2022-060	57.2-1-22.21	Moule James	Moule Betty
(now known as Moule James A, Moule Betty B, Chandler Robert Mahar Thigpen)			
2022-061	58.1-47.3	Skowan Mary E	
2022-062	70.1-35	Seitzer Dona	
2022-063	79.11-1-7.1	Igoe@Canalside LLC	
Village of Medina; Town of Shelby			
2022-064	79.16-2-6	Heveron Judy	
2022-065	79.16-2-46	Ainey Janet E	
2022-066		(now known as Welsh Brantley)	
2022-067	79.60-1-52	Dipini Joyce	Dipini Dennis
2022-068	80.10-2-3.1	Johnson Bennie	
Town of Shelby			
2022-069	78.3-5.3	McDowell Thomas	McDowell Priscilla
2022-070	78.3-31	Nichols Ivette	
2022-071	81.3-1-11	J. Harris Transportation LLC	
2022-072	81.3-1-21	Root Leland M	
2022-073	90.16-1-22	Newman Rodney	
2022-074	90.16-1-23	Newman Rodney	
2022-075	102.1-59	Hayes Lora J	Hayes Alicia D
Town of Yates			
2022-076	12.1-25.1	Heideman Russel L	
2022-077	12.3-1-9.1	Spencer's Country Store LLC	
2022-078	13.1-34	Kijanka Sally	Buchanan Jessie
2022-079	13.1-38.13	Linnane Anne	
2022-080	25.1-5.1	Goldsmith Frederick R	Goldsmith Segrid G
2022-081	26.1-40	Elam Joan A	
2022-082	37.1-7.22	Perez Jose	

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 liens 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 of 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

GENESEE COUNTY LEGAL NOTICE

NOTICE TO BIDDERS
Genesee County
DPW BID 2025-19
The Genesee County
Purchasing Director
will receive sealed
bids for Bid #2025-
19: Replacement of
Silver Road Bridge over
Little Tonawanda Creek
Specifications and
proposal form may be
downloaded at <https://vendors.planetbids.com/portal/71274/portal-home>

Vendors will need to register
before downloading. Questions
regarding the Contract
Documents should be directed to
Jonathan Walczak, P.E.,
Barton & Loguidice,
D.P.C. either through
email at: jwalczak@bartonandloguidice.com
or by telephone at (585)
325-7190. Questions are
due by noon on December
30, 2025. Sealed bids
must be in the possession
of the Genesee County
Purchasing Department,
County Building No.1, 15
Main Street, Room #317A,
Batavia, New York 14020,
no later than Tuesday

January 6, 2026 prior
to 2:00 p.m. prevailing
time at which time all bids
will be publicly opened
and read. All bids must
be accompanied by a
non-collusion statement
in order to be considered.

Genesee County reserves
the right to forego any
formalities and reject any
or all bids. Woman and
Minority owned business
are encouraged to
submit. Genesee County
is an Equal Opportunity
Employer.

GENESEE COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

AQUAMAN SPAS
DELIVERY & SERVICE
LLC, Filed 1/21/25. Office:
GENESEE Co. SSNY
design. as agent for process
& shall mail to: 6427 Mill
Pond Rd, Byron, NY
14422. Purpose: General.

WYOMING COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

GOODNIGHT SUNSHINE
LLC. Filed with SSNY
on 08/01/2025. Office:
Wyoming County. SSNY
designated as agent for
process & shall mail to: 28
WATROUS ST., PERRY,
NY 14530. Purpose: Any
Lawful

GENESEE COUNTY NOTICE OF TOWN BOARD MEETING

The Elba Town Board
will hold their Year End
Meeting on Wednesday,
December 30, 2025 at 3:00
p.m., the Organizational
Meeting Friday, January 2,
2026 at 3:00 p.m. followed
by the regular Monthly
Meeting. These meetings
will take place at the Elba
Town Hall, 7133 Oak
Orchard Road, Elba NY
14058.

By Order of the Town
Board, Trisha Werth, Town
Clerk

Notice of formation of
Innovative 6 LLC. Articles
of Organization filed with
the Secretary of State of
NY (SSNY) on 10/30/2025.

Office location: Orleans
County. SSNY designated
as agent of Limited
Liability Company (LLC)

upon whom process
against it may be served.
SSNY should mail process
to USPS: 1788 Kent Road,
Kent, NY 14477. Purpose:
Any lawful purpose.

Notice of formation of
Innovative 6 LLC. Articles
of Organization filed with
the Secretary of State of
NY (SSNY) on 10/30/2025.

Office location: Orleans
County. SSNY designated
as agent of Limited
Liability Company (LLC)

upon whom process
against it may be served.
SSNY should mail process
to USPS: 1788 Kent Road,
Kent, NY 14477. Purpose:
Any lawful purpose.

Notice of formation of
Innovative 6 LLC. Articles
of Organization filed with
the Secretary of State of
NY (SSNY) on 10/30/2025.

Office location: Orleans
County. SSNY designated
as agent of Limited
Liability Company (LLC)

upon whom process
against it may be served.
SSNY should mail process
to USPS: 1788 Kent Road,
Kent, NY 14477. Purpose:
Any lawful purpose.

Notice of formation of
Innovative 6 LLC. Articles
of Organization filed with
the Secretary of State of
NY (SSNY) on 10/30/2025.

Office location: Orleans
County. SSNY designated
as agent of Limited
Liability Company (LLC)

upon whom process
against it may be served.
SSNY should mail process
to USPS: 1788 Kent Road,
Kent, NY 14477. Purpose:
Any lawful purpose.

Notice of formation of
Innovative 6 LLC. Articles
of Organization filed with
the Secretary of State of
NY (SSNY) on 10/30/20