

**GENESEE COUNTY  
FORECLOSURE  
NOTICE**

NOTICE OF SALE  
SUPREME COURT  
GENESEE COUNTY  
NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING, Plaintiff  
against JESSICA  
WIERTELL, et al  
Defendant(s) Attorney  
for Plaintiff(s) Knuckles &  
Manfro, LLP, 120 White  
Plains Road, Suite 215,  
Tarrytown, NY 10591.  
Pursuant to a Judgment  
of Foreclosure and Sale  
entered August 7, 2025, I  
will sell at public auction  
to the highest bidder at  
Genesee County Supreme  
Court, 1 West Main Street,  
Batavia, New York 14020  
on October 23, 2025  
at 10:00 AM. Premises  
known as 11 East Main  
Street, Corfu, NY 14036.  
Sec 4 Block 1 Lot 12.  
All that tract or parcel  
of land, situate in the  
Village of Corfu, County  
of Genesee, State of New  
York. Approximate Amount  
of Judgment is \$92,463.30  
plus interest, fees, and  
costs. Premises will be  
sold subject to provisions  
of filed Judgment Index  
No E71495. Cash will not  
be accepted at the sale.  
The foreclosure sale will be  
conducted in accordance  
with 8th Judicial District's  
Covid-19 Policies and  
foreclosure auction  
rules. The Referee shall  
enforce any rules in place  
regarding facial coverings  
and social distancing.  
Kristie L. DeFreze, Esq.,  
Referee File # 3000-  
002155

**WYOMING COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation of  
Frozen Find LLC. Articles  
of Organization filed with  
the Secretary of State of  
NY (SSNY) on 8/11/2025.  
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 Robyn Casseri: 3827  
Centerline Rd, Warsaw, NY  
14569. Purpose: Any lawful  
purpose.

**GENESEE COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of Formation of  
Limited Liability Company.  
Name of LLC: Rustbelt  
Renewal LLC. Articles of  
Organization filed with  
NYDOS: 8/6/2025. 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 11080 Tinkham  
Rd., Darien, NY 14040. No  
specific dissolution date.  
General Purpose LLC.

**ORLEANS COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation of  
STUDIO EMMA, LLC.  
Art. Of Org. filed with the  
Sect'y of State of NY  
(SSNY) on 06/12/25. Office  
in Orleans County. SSNY  
has been designated as  
agent of the LLC upon  
whom process against  
it may be served. SSNY  
shall mail process to the  
LLC, 38 GARDEN PARK  
ALBION, NY, 14411.  
Purpose: Any lawful  
purpose

**GENESEE COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation of  
GUTHRIE SALES &  
SERVICE, LLC. Articles  
of Organization filed with  
the Secretary of State of  
NY (SSNY) on 9/15/2025.  
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 GUTHRIE SALES &  
SERVICE, LLC: 6276  
Clinton Street Road,  
Bergen, NY 14416.  
Purpose: Any lawful  
purpose.

**GENESEE COUNTY  
FORECLOSURE NOTICE**

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.	PROPERTY ADDRESS	OWNER NAME	
<b>TOWN OF ALABAMA</b>			
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	
<b>TOWN OF ALEXANDER</b>			
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	
<b>TOWN OF BATAVIA</b>			
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	
<b>TOWN OF BERGEN</b>			
9.-1-71	7108 NORTH BERGEN RD	MORRIS RONALD E; MORRIS DEBORAH A	
<b>TOWN OF BETHANY</b>			
3.-1-33	6003 EAST BETHANY-LEROY RD	COLE JASON F; COLE SUSAN M	
10.-1-74	11145 SILVER RD	ROBINSON LYNNE KAY	
<b>TOWN OF BYRON</b>			
5.-1-5.12	6732 ROUTE 237	VIKING RENTAL PROPERTIES, LLC	
<b>TOWN OF DARIEN</b>			
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	
<b>TOWN OF ELBA</b>			
14.-1-30	5958 OAK ORCHARD RD	THE ESTATE OF CARL J DOWNS; DOWNS JAMES C	
<b>TOWN OF LEROY</b>			
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	
<b>TOWN OF OAKFIELD</b>			
9.-1-11.1	PARK AVE	NETTEKOVEN IRENE; HOUGH HANNAH VICKNER	
<b>TOWN OF PEMBROKE</b>			
10.-1-17	INDIAN FALLS RD	DYLAGE JR DONALD A	
9.-2-17	1405 INDIAN FALLS RD	DYLAGE 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	
<b>TOWN OF STAFFORD</b>			
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	
<b>VILLAGE OF LEROY</b>			
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

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



**GENESEE COUNTY  
NOTICE OF PUBLIC HEARING**

**CITY OF BATAVIA  
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTE THAT A HEARING will be held before  
the City of Batavia Zoning Board of Appeals in the Board  
Room at One Batavia City Centre on Thursday, September  
25, 2025 at 6:00 pm to review the following:

- 1. 8 Ellworth Avenue, Carrie LeFeber, applicant – Area  
Variance to construct a metal ramp system in the side  
and rear yards of this property.**
- 2. 162 State Street, Edwin Smart, RA, for Habitat  
for Humanity of Genesee County – Area Variance to  
redevelop this previously fire-damaged single-family  
home property and construct a new two-story, one  
family dwelling on this vacant lot.**
- 3. 103 Bank Street, Jacob Finkney, owner – Area  
Variance to remove an existing 7.5' x 29' front porch  
with roof structure, and to construct a new 10' x 10'  
wood-frame porch and roof structure with stairs in the  
northeast corner of this two-family dwelling.**
- 4. 21 Osterhout Avenue, Becky Michalak, owner – Area  
Variance to place a 10' x 14' one-story wood-frame  
shed in the rear yard of this property located within a  
special flood hazard area.**
- 5. 21 Lyon Street, Rebecca Oswald, owner – Area  
Variance to construct a 15' x 15' wood-frame deck on  
the northwest elevation of this single-family dwelling.**

**WYOMING COUNTY  
NOTICE OF SALE**

SUPREME COURT  
COUNTY OF WYOMING  
Mortgage Assets  
Management, LLC, Plaintiff  
AGAINST United States  
of America on Behalf of  
the Secretary of Housing  
and Urban Development,  
Susan M. Schrader as Heir  
to the Estate of Colleen  
S. Caito aka Colleen C.  
Caito, et al., Defendant(s)  
Pursuant to a Judgment  
of Foreclosure and Sale  
duly entered July 28,  
2025, I, the undersigned  
Referee will sell at public  
auction at the Wyoming  
County Courthouse, 147  
N. Main St., Warsaw NY on  
October 9, 2025 at 11:30  
AM, premises known as  
33 Olm Avenue, Perry, NY  
14530. All that certain plot  
piece or parcel of land,  
with the buildings and  
improvements erected,  
situate, lying and being  
in the Village and Town of  
Perry, County of Wyoming  
and State of New York,  
Section: 88.20 Block:  
2 Lot: 17. Approximate  
amount of judgment  
\$136,696.29 plus interest  
and costs. Premises will be  
sold subject to provisions  
of filed Judgment Index  
#9001130. Timothy F.  
Moran, Esq., Referee  
Gross Polowy, LLC 1775  
Wehrle Drive Williamsville,  
NY 14221 21-001341  
86916

**WYOMING COUNTY  
NOTICE OF SALE**

SUPREME COURT  
COUNTY OF WYOMING  
Computershare Delaware  
Trust Company, not in its  
individual capacity, but  
solely as owner trustee  
of BRAVO Residential  
Funding Trust 2023-  
RPL1, Plaintiff AGAINST  
Edward R. Urban, et al.,  
Defendant(s) Pursuant to a  
Judgment of Foreclosure  
and Sale duly entered  
August 5, 2025, I, the  
undersigned Referee will  
sell at public auction at the  
Wyoming County  
Courthouse, 147 N.  
Main St., Warsaw NY on  
October 9, 2025 at 11:00  
AM, premises known as  
2734 Route 39, Eagle, NY  
14024. All that certain plot  
piece or parcel of land,  
with the buildings and  
improvements erected,  
situate, lying and being  
in the Town of Eagle,  
County of Wyoming and  
State of New York, Section  
175. Block 2 Lot 12.1.  
Approximate amount of  
judgment \$52,061.70  
plus interest and costs.  
Premises will be sold  
subject to provisions of  
filed Judgment Index  
#9002411. Theron A.  
Foote, Esq., Referee Gross  
Polowy, LLC 1775 Wehrle  
Drive Williamsville, NY  
14221 24-001410 87092

**GENESEE COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation of  
Mycellum and Moss LLC.  
Articles of Organization  
filed with the Secretary  
of State of NY (SSNY) on  
8/27/25. 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 Mycellum and Moss  
LLC 5885 West Sweden  
Rd Bergen NY. Purpose:  
Any lawful purpose.

**GENESEE COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation of  
Mind Your Manors II LLC.  
Articles of Organization  
filed with the Secretary  
of State of NY (SSNY) on  
7/30/2025. 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 LLC: 232 West Canton  
St., Unit #4, Boston, MA  
02116. Purpose: Any lawful  
purpose.

**GENESEE COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation of  
Esthetically You. Articles  
of Organization filed with  
the Secretary of State of  
NY (SSNY) on 7/28/2025.  
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 Brianna Way:  
lashesbybri22@gmail.  
com. Purpose: Any lawful  
purpose.

**GENESEE COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation of  
Calm with Clarke LLC.  
Articles of Organization  
filed with the Secretary  
of State of NY (SSNY) on  
8/17/25. 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 Calm with Clarke LLC  
5885 West Sweden Rd  
Bergen NY. Purpose: Any  
lawful purpose

**ORLEANS COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation  
of Rangoon Business  
Solutions LLC. Articles  
of Organization filed with  
the Secretary of State of  
NY (SSNY) on 08/20/2025.  
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 Shoad M. Yunus:  
Shoadmnyunus@gmail.  
com. Purpose: Any lawful  
purpose.

**ORLEANS COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation of  
CS Communications and  
Consulting LLC. Articles  
of Organization filed with  
the Secretary of State of  
NY (SSNY) on 7/07/2025.  
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 the LLC at: 1924 Sawyer  
Rd, Kent, NY 14477.  
Purpose: Any lawful  
purpose.

**GENESEE COUNTY  
NOTICE OF  
FORMATION OF A  
LIMITED LIABILITY  
COMPANY**

Notice of formation of  
Mind Your Manors I LLC.  
Articles of Organization  
filed with the Secretary  
of State of NY (SSNY)  
on 07/30/2025. 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  
LLC: 232 West Canton  
St., Unit #4, Boston, MA  
02116. Purpose: Any lawful  
purpose.

**WYOMING COUNTY  
PUBLIC NOTICE**

**DEPARTMENT OF  
HOMELAND SECURITY  
FEDERAL EMERGENCY  
MANAGEMENT AGENCY**

**Proposed Flood Hazard  
Determinations for  
Wyoming County, New  
York (All Jurisdictions)**

The Department of  
Homeland Security's  
Federal Emergency  
Management Agency  
has issued a preliminary  
Flood Insurance Rate  
Map (FIRM), and  
where applicable,  
Flood Insurance Study  
(FIS) report, reflecting  
proposed flood hazard  
determinations within  
Wyoming County, New  
York (All Jurisdictions).  
These flood hazard  
determinations may  
include the addition or  
modification of Base Flood  
Elevations, base flood  
depths, Special Flood  
Hazard Area boundaries  
or zone designations, or  
the regulatory floodway.  
Technical information or  
comments are solicited on  
the proposed flood hazard  
determinations shown on  
the preliminary FIRM and/  
or FIS report for Wyoming  
County, New York (All  
Jurisdictions). These flood  
hazard determinations are  
the basis for the floodplain  
management measures that  
your community is  
required to either adopt or  
show evidence of being  
already in effect in order to  
qualify or remain qualified  
for participation in the  
National Flood Insurance  
Program. However, before  
these determinations are  
effective for floodplain  
management purposes,  
you will be provided an  
opportunity to appeal the  
proposed information.  
For information on the  
statutory 90-day period  
provided for appeals,  
as well as a complete  
listing of the communities  
affected and the locations  
where copies of the FIRM  
are available for review,  
please visit FEMA's  
website at [https://www.floodmaps.fema.gov/fhm/BFE\\_Status/bfe\\_main.asp](https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp)  
or call the FEMA Mapping  
and Insurance eXchange  
(FMIX) toll free at 1-877-  
FEMA MAP (1-877-336-  
2627).