

## 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. DeFreeze, 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  
should 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

SUPREME COURT  
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  
TOWN OF ALABAMA

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

### TOWN OF ALEXANDER

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

### TOWN OF BATAVIA

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

### TOWN OF BERGEN

9.-1-71 7108 NORTH BERGEN RD MORRIS RONALD E; MORRIS DEBORAH A

### TOWN OF BETHANY

3.-1-33 6003 EAST BETHANY-LEROY RD COLE JASON F; COLE SUSAN M

10.-1-74 11145 SILVER RD ROBINSON LYNNE KAY

### TOWN OF BYRON

5.-1-5.12 6732 ROUTE 237 VIKING RENTAL PROPERTIES, LLC

### TOWN OF DARIEN

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

### TOWN OF ELBA

14.-1-30 5958 OAK ORCHARD RD THE ESTATE OF CARL J DOWNS; DOWNS JAMES C

### TOWN OF LEROY

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

### TOWN OF OAKFIELD

9.-1-11.1 PARK AVE NETTEKOVEN IRENE; HOUGH HANNAH VICKNER

### TOWN OF PEMBROKE

10.-1-17 INDIAN FALLS RD DYLAG JR DONALD A

9.-2-17 1405 INDIAN FALLS RD DYLAG 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 PYSZCEK WILLIAM S

### TOWN OF STAFFORD

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

### VILLAGE OF LEROY

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 POWELL 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 will be 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 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

Notice 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 will be 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 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

Notice 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 will be 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 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