

NOTICE OF SALE

Index No. 2015-4930

**STATE OF NEW YORK
SUPREME COURT**

COUNTY OF MONROE

IN THE MATTER OF:

THE NOTICE OF FORECLOSURE OF TAX LIENS BY THE COUNTY OF MONROE IN THE CITY OF ROCHESTER AND THE TOWNS OF BRIGHTON; CHILI; CLARKSON; GATES; GREECE; HAMLIN; HENRIETTA; IRONDEQUOIT; MENDON, INCLUDING VILLAGE OF HONEOYE FALLS; OGDEN, INCLUDING VILLAGE OF SPENCERPORT; PARMA, INCLUDING VILLAGE OF HILTON; PENFIELD; PERINTON, INCLUDING VILLAGE OF FAIRPORT; PITTSFORD, INCLUDING VILLAGE OF PITTSFORD; RIGA, INCLUDING VILLAGE OF CHURCHVILLE; RUSH; SWEDEN, INCLUDING VILLAGE OF BROCKPORT; WEBSTER, INCLUDING VILLAGE OF WEBSTER; WHEATLAND, INCLUDING VILLAGE OF SCOTTSVILLE; AND EAST ROCHESTER, INCLUDING VILLAGE OF EAST ROCHESTER, PURSUANT TO THE PROVISIONS OF THE MONROE COUNTY IN REM TAX FORECLOSURE ACT AND THE RESOLUTION OF THE MONROE COUNTY LEGISLATURE DESIGNATED AS RESOLUTION NO. 126, OF THE MINUTES OF THE PROCEEDINGS OF SAID MONROE COUNTY LEGISLATURE FOR THE YEAR OF 2015. LIST OF DELINQUENT PROPERTIES REFERRED TO HEREIN WAS FILED IN MONROE COUNTY CLERK'S OFFICE ON THE 5th DAY OF MAY, 2015.

IN REM ACTION NO. 140

In pursuance and by virtue of a Judgment of Foreclosure and Sale duly granted by this Court and entered and filed in the Monroe County Clerk's Office, I, KEVIN TUBIOLO, Monroe County Senior Delinquent Tax Collector, duly appointed Referee in this proceeding for such purposes, will sell at Public Auction to the highest bidder therefore, in the Legislative Chambers in the County Office Building, 39 West Main Street, in the City of Rochester, County of Monroe, State of New York, on the 10th day of November, 2015 at 10:00 o'clock A.M. (with pre-bidding registration opening at 9:00 o'clock A.M.), and shall continue the same, if required, from day to day, excepting and omitting Saturdays, Sundays and public or legal holidays, the premises directed and in numerical order of serial numbering and in said judgment described as follows:

ALL THE FOLLOWING LOTS, PARTS OF LOTS AND PARCELS OF LAND, situate in the City of Rochester and Towns of Chili; Greece; Hamlin; Irondequoit; Mendon; Parma; Penfield; Perinton; Sweden, including Village of Brockport; and Wheatland, County of Monroe and State of New York, some located in various subdivisions, as the same are laid out on maps thereof filed in the Monroe County Clerk's Office and tax maps of the County of Monroe, which lots and parcels of land are affected by the within action and described by serial numbers and additional descriptors as hereinafter set forth in the attached Exhibit "A".

TOGETHER WITH ANY RIGHT, TITLE OR INTEREST to the land lying in the bed of any street, highway, or strip of land, as they now exist, formerly existed, or are presently proposed, included in, in front of, or adjoining the lots of premises herein described by serial numbers and additional descriptions, all as shown on the maps and descriptions aforesaid.

SUBJECT to the Terms of Sale to be read by the Referee prior to the commencement of the Public Auction and further subject to:

- (a) Any state of facts an accurate survey may show and subject to any facts an inspection of the premises would reveal.
- (b) Building or tract restrictions or regulations.
- (c) Violations of record, if any, now or hereafter against the premises, and any fines, charges, or assessment arising therefrom.
- (d) Easements, covenants, agreements, reservations and restrictions of record, if any, insofar as the same may be in force and effect.
- (e) Rights of tenants and/or occupants in possession if any.
- (f) Security Agreements, conditional bills of sale and chattel mortgages, if any.
- (g) The right of the United States of America to redeem within 120 days from the date of sale by reason of any Federal lien filed by or acquired prior to the date of the sale.
- (h) The amount of any unpaid water, sewer, Pure Water, electric, natural gas or other utility charge heretofore or hereafter levied, assessed or accrued against or with respect to such parcel.
- (i) The lien or liens of unpaid City of Rochester taxes, assessments, water and sewer rents, if any.
- (j) The lien or liens of any unpaid School Tax and the lien or liens of the Town and County Tax accruing after the respective tax liens subject of this action.

Any persons interested in redeeming any part or parcel of the premises affected by said action may, at any time before noon of the day preceding the day of commencement of the sale, so redeem by paying at the Office of the Director of Finance (Treasury), at Room B-2, County Office Building, 39 West Main Street, Rochester, New York, all taxes, tax liens and tax lien certificates, owing upon the parcel affected, with interest penalties and allocated costs and disbursements thereon to the date of payment.

Any person redeeming relies upon his own title to the parcel redeemed, as the premises, if redeemed, will not be sold in this action.

KEVIN TUBIOLO
Monroe County Senior Delinquent Tax Collector
BOYLAN CODE LLP
TAX FORECLOSURE ATTORNEY CULVER ROAD ARMORY
145 CULVER ROAD, SUITE 100
ROCHESTER, NEW YORK 14620

**SALE DATE NOVEMBER 10TH, SALE TIME 10:00AM
LOCATION 39 WEST MAIN STREET, ROCHESTER**

EXHIBIT A TO NOTICE OF SALE

Serial SWIS Number	Code	Acct Number	Property Address	Owner
0002	261400	090.41-1-43	338 AVIS ST	WARREN GILL
0005	261400	091.81-1-8.001	931-933 HUDSON AVE	FORECLOSURE LIQUIDATORS
0006	261400	092.69-1-35	88 HILLCREST ST	GILL WARREN
0008	261400	105.29-2-1.002	354 PLANET ST ROCHESTER	CAREERS IN CONSTRUCTION INC
0010	261400	105.41-1-18	495 EMERSON ST	GOD'S HOUSE OF BLESSING
0011	261400	105.50-1-10	331 SHERMAN ST	GOD'S HOUSE OF BLESSING
0012	261400	105.72-1-18	556 HAGUE ST	ADAMS FREDERICK A
0014	261400	105.75-2-76	360 SAXTON ST	LOTTA RICHARD H
0015	261400	105.81-2-19	13 IMMEL ST	DOUGLAS DIANE
0016	261400	106.22-4-47	44 TREYER ST	HUNTER JENNIFER
0017	261400	1 06.23-4-16./HOME	741 R JOSEPH AVE	HUSSEIN ABDUSAMED
0018	261400	106.24-3-26	164 BERNARD ST	HOUSER FRANK
0019	261400	106.26-2-21.001	595-599 PORTLAND AVE	ALSHAIBI TAYSIR
0020	261400	106.27-1-2	732 PORTLAND AVE	HOLMES ROSA & ULYSSES
0021	261400	106.27-1-97	720 PORTLAND AVE	HOLMES ROSA & ULYSSES
0022	261400	106.29-4-49	77 CLIFFORD AVE	TSC GRAND LTD
0023	261400	106.29-4-50.001	73 CLIFFORD AVE	TSC GRAND LTD
0024	261400	106.34-1-62	1114 CLIFFORD AVE	PALMER OZZIE & EARLENE
0025	261400	106.34-3-32.001	210 LINCOLN ST	ALLISON THOMAS
0028	261400	106.39-3-38	21 QUAMINA DR	CLEMENTS ADRIAN
0029	261400	106.50-2-31	3 DAKE ST	ADAMS FREDERICK A
0031	261400	106.59-2-25.003	190 FOURTH ST	TISDALE JEROME
0033	261400	106.59-2-39	195 FOURTH ST	TISDALE JEROME
0034	261400	106.59-2-40	189 FOURTH ST	TISDALE JEROME
0035	261400	107.30-3-13	1925-1927 CLIFFORD AVE	GILL WARREN
0036	261400	107.54-1-26	227 ROSEWOOD TERR	ASANDROV LOUIS V
0039	261400	120.25-3-30	32 CENTENNIAL ST	SIMON VERNELL K
0040	261400	120.26-1-15	428 CAMPBELL ST	ASANDROV LOUIS V
0041	261400	120.33-1-18	26 KLUEH ST	ASANDROV LOUIS V
0042	261400	120.33-1-20	34 KLUEH ST	ASANDROV LOUIS V
0043	261400	120.41-1-17	109 COLVIN ST	ASANDROV LOUIS V
0048	261400	120.60-2-92	494 JEFFERSON AVE	BURNEY ROBERT
0049	261400	120.60-2-93	490-492 JEFFERSON AVE	BURNEY ROBERT
0050	261400	120.67-3-54	436 COLUMBIA AVE	HALL ELIZABETH EST OF
0051	261400	120.68-2-59	190 COLUMBIA AVE	KNIGHT CONNECTICUT
0052	261400	120.83-3-43	292 COTTAGE ST	KRUSE KRISTINE L
0056	261400	122.32-2-41	217 MIDDLESEX RD	MARCANIO PATRICK
0064	262200	131.16-1-69	71 HUBBARD DR	BURNSIDE WADE K
0070	262800	060.7 5-6-31	76 WORCHESTER RD	HERNANDEZ, JERALDO
0074	263000	001.16-2-1.2	9668 BEACHWOOD PARK	UNKNOWN OWNER
0075	263000	019.04-2-25.1	1 WINTERS PLACE	UNKNOWN OWNER
0076	263000	023.03-1-17	2 WALKER RD	UNKNOWN OWNER
0080	263400	092.05-1-16	406 TIAM DR	BERSIN PROPERTIES LLC
0081	263400	092.05-1-17	400 TIAM DR	BERSIN PROPERTIES LLC
0082	263400	092.05-1-18	392 TIAM DR	BERSIN PROPERTIES LLC
0083	263400	092.05-1-19	388 TIAM DR	BERSIN PROPERTIES LLC
0084	263400	092.05-1-20	1733 E RIDGE RD	BERSIN PROPERTIES LLC
0085	263400	092.05-1-84	MEDLEY CTR PKWY	BERSIN PROPERTIES LLC
0086	263400	092.05-1-85.111	285 MEDLEY CTR PKWY	BERSIN PROPERTIES LLC
0087	263400	092.05-1-85.02	101 MEDLEY CTR PKWY	BERSIN PROPERTIES LLC
0088	263400	092.05-1-87.1	100 MEDLEY CTR PKWY	BERSIN PROPERTIES LLC
0089	263400	092.05-1-9	1665 E RIDGE RD	BERSIN PROPERTIES LLC
0091	263689	216.02-1-13	MILL RD	SON-DAR
0092	263689	216.02-1-14.1	MILESQUARE RD	SON-DAR
0096	264001	032.05-4-15	37 LAKE AVE	BERNARDO, DANIEL & ARLENE
0097	264200	138.11-1-3./618	58 GENNIS DR	PETERS, IDA
0099	264489	100.00-4-760	112 COBB'S LANE	HESS, NANCY
0100	264489	100.00-5-295	42 OXBOW RD	CHRISTMAN, BRUCE A
0101	264489	153.19-1-32	4 CAMDEN CT	DEWIT, IM SUN
0103	265201	069.13-5-12	200 STATE ST	JMT PROPERTIES INC
0104	265689	199.02-1-17	NORTH RD	SON-DAR
0105	265689	208.04-1-1	1100 FLINT HILL RD	JONES DOLORES G & SHAWN
10884992 10-20-28,11-5-3t				

CITY
NEWSPAPER

Advertiser: Monroe County
Ad size: FULL
Issue Date: 10-21-15
Sales rep: TM
Ad description: Notice of Sale
Worked on: AB

ADVERTISING PROOF: PLEASE REVIEW IMMEDIATELY!
DON'T DELAY! If there are any necessary corrections, please call at once.

244-3329
OR FAX 244-1126

This ad will run as shown unless we are advised by noon of the Monday preceding publication.

EXCLUSIVE USE NOTICE:

This ad is designed for EXCLUSIVE USE in the City Newspaper. Any illustrations, photographs, copy writing, design elements or any other content is the SOLE PROPERTY of City Newspaper and may not be used in any other publication without the consent of City Newspaper.