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FONDA, NEW YORK

**REPORT AND
NOTICE OF SURPLUS
FORECLOSURE SALE
PROCEEDS**

Index No.: 2020-0627

**STATE OF NEW YORK
COUNTY COURT : MONTGOMERY COUNTY**

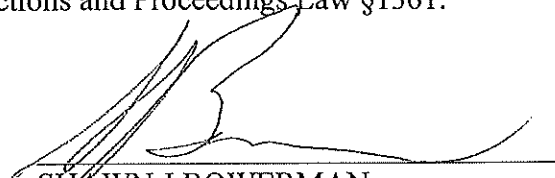
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**In the Matter of Foreclosure of 2020 tax liens by
Proceedings in Rem Pursuant to Article Eleven of
The Real Property Tax Law by the County of
Montgomery affecting parcels located in the Towns of
AMSTERDAM, CANAJOHARIE, CHARLESTON,
FLORIDA, GLEN, MINDEN, MOHAWK, PALATINE,
ROOT AND ST. JOHNSVILLE**

-----X
STATE OF NEW YORK, COUNTY OF MONTGOMERY) SS.:

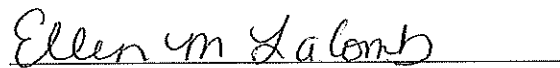
Pursuant to Section 1196 of the Real Property Tax Law (RPTL) of the State of New York,
I, Shawn J. Bowerman, RTPL Article 11 Enforcing Officer and Montgomery County Treasurer,
does hereby certify and affirm as true under the penalties of perjury that:

1. A public online auction held in and for the County of Montgomery from August 21, 2023 to September 22, 2023 annexed hereto as Exhibit "A" is the Final Financial Report of Collar City Auctions, setting forth the purchase price for each parcel sold at said public auction. All of the parcels in question were foreclosed upon by the County of Montgomery by an action In Rem for the tax year 2020, pursuant to Article Eleven of the Real Property Tax Law. The public auction [defined in RPTL §1195(2)] was performed by Collar City Auctions, in accordance with §231 of the NYS Real Property Actions and Proceedings Law and Collar City Auctions, followed all requirements set forth therein.
2. Annexed hereto as Exhibit "B" is list of the parcels sold at the public auction which realized a surplus in sale proceeds after the payment of all delinquent taxes pursuant to NYS Law. In addition, annexed hereto as Exhibit "C" is a list of the former owners who may be eligible to make a claim for said surplus and their last-known mailing addresses.

3. This will confirm that as your deponent awaited determination from the State of New York regarding surplus foreclosure sale proceeds, the surplus funds set forth on Exhibit "B" were deposited into a Trust Account shortly after the public auction held in September 2023.
4. This Report and Notice is being filed in the Office of the County Clerk and the Montgomery County Treasurer's Office pursuant to RPTL §1196. Claims for surplus funds shall be made in accordance with Real Property Actions and Proceedings Law §1361.


SHAWN J BOWERMAN
Montgomery County Treasurer

Sworn to before me this
6TH day of November, 2024


Notary Public

Ellen M. LaComb
Notary Public State of New York
Qualified in Montgomery County
No. 01LAG192022
Commission Expires August 25, 20 28

EXHIBIT A

LotNumber	TaxMap1	BidderName	LotPrice	rP5217FilingFee	TP584FilingFee	584TransferTax	CountyClerkFee	subtotal
1	39.9-1-10	Justin Pflieger	\$ 1,000.00	\$ 250.00	\$ 5.00	\$ 4.00	\$ 50.00	\$ 1,309.00
2	24.12-2-56	Scott Zabawczuk	\$ 700.00	\$ 250.00	\$ 5.00	\$ 4.00	\$ 50.00	\$ 1,009.00
4	40.2-1-2	Andrew J. Piscione	\$ 14,000.00	\$ 250.00	\$ 5.00	\$ 56.00	\$ 50.00	\$ 14,361.00
5	40.6-2-50	James W. Meyers III	\$ 600.00	\$ 250.00	\$ 5.00	\$ 4.00	\$ 50.00	\$ 909.00
9	63.70-2-2	AnnGale Paul	\$ 1,000.00	\$ 250.00	\$ 5.00	\$ 4.00	\$ 50.00	\$ 1,309.00
10	63.71-1-15	Nerissa Hanley	\$ 27,000.00	\$ 125.00	\$ 5.00	\$ 108.00	\$ 60.00	\$ 27,298.00
11	63.71-1-16	Nerissa Hanley	\$ 27,000.00	\$ 250.00	\$ 5.00	\$ 108.00	\$ 50.00	\$ 27,413.00
13	122-1-37	Gregory S. Towse	\$ 3,000.00	\$ 250.00	\$ 5.00	\$ 12.00	\$ 50.00	\$ 3,317.00
15	70-1-11-111	Darwinian Property Management	\$ 75,000.00	\$ 125.00	\$ 5.00	\$ 300.00	\$ 60.00	\$ 75,490.00
17	35.20-1-6	Thomas Mancini Jr.	\$ 76,000.00	\$ 125.00	\$ 5.00	\$ 304.00	\$ 60.00	\$ 76,494.00
18	35.20-2-36	Brenda Peeler	\$ 3,000.00	\$ 125.00	\$ 5.00	\$ 12.00	\$ 60.00	\$ 3,202.00
19	35.20-2-41	Mario J. Castellanos	\$ 4,000.00	\$ 250.00	\$ 5.00	\$ 16.00	\$ 50.00	\$ 4,321.00
20	53.3-1-23	Alex Brooker	\$ 5,000.00	\$ 250.00	\$ 5.00	\$ 24.00	\$ 60.00	\$ 5,339.00
24	45.12-1-37	Scott Zabawczuk	\$ 500.00	\$ 125.00	\$ 5.00	\$ 2.00	\$ 60.00	\$ 692.00
25	45.12-2-18	Mario J. Castellanos	\$ 22,000.00	\$ 125.00	\$ 5.00	\$ 88.00	\$ 60.00	\$ 22,278.00
26	45.16-2-32	Fabio da Fonseca Bernardino	\$ 300.00	\$ 125.00	\$ 5.00		\$ 60.00	\$ 490.00
27	45.16-2-33	Fabio da Fonseca Bernardino	\$ 300.00	\$ 125.00	\$ 5.00		\$ 60.00	\$ 490.00
28	46.37-1-63	Munawar Din	\$ 900.00	\$ 250.00	\$ 5.00	\$ 4.00	\$ 50.00	\$ 1,209.00
30	46.54-2-4	Jackson Horton	\$ 24,000.00	\$ 125.00	\$ 5.00	\$ 96.00	\$ 60.00	\$ 24,286.00
31	92-1-33-2	Kimberly A. Buddles	\$ 76,000.00	\$ 125.00	\$ 5.00	\$ 304.00	\$ 60.00	\$ 76,494.00
35	46.10-5-34	Kalindi LaTorre	\$ 7,500.00	\$ 125.00	\$ 5.00	\$ 30.00	\$ 60.00	\$ 7,720.00
36	46.10-5-35.2	Kalindi LaTorre	\$ 7,500.00	\$ 250.00	\$ 5.00	\$ 30.00	\$ 50.00	\$ 7,835.00
38	63.10-3-3	Olatunde Adonai	\$ 16,000.00	\$ 125.00	\$ 5.00	\$ 64.00	\$ 60.00	\$ 16,254.00
39	17-1-13	Melody Thomas	\$ 600.00	\$ 250.00	\$ 5.00	\$ 4.00	\$ 50.00	\$ 909.00
40	125-2-10	Leilani Haskell	\$ 9,000.00	\$ 125.00	\$ 5.00	\$ 36.00	\$ 60.00	\$ 9,226.00
41	8.8-1-11	James Cleveland	\$ 36,000.00	\$ 125.00	\$ 5.00	\$ 144.00	\$ 60.00	\$ 36,334.00
42	8.51-3-28	Olatunde Adonai	\$ 20,000.00	\$ 125.00	\$ 5.00	\$ 80.00	\$ 60.00	\$ 20,270.00
43	25.16-1-3	Fabio da Fonseca Bernardino	\$ 200.00	\$ 250.00	\$ 5.00		\$ 50.00	\$ 505.00
45	24.12-1-43	Kyle Schultz	\$ 6,000.00	\$ 250.00	\$ 5.00	\$ 24.00	\$ 50.00	\$ 6,329.00
47	40.6-2-28	Carmen A. Sinicropi	\$ 1,200.00	\$ 250.00	\$ 5.00	\$ 6.00	\$ 50.00	\$ 1,511.00
48	40.6-2-30	Michael Hamilton	\$ 1,100.00	\$ 250.00	\$ 5.00	\$ 6.00	\$ 50.00	\$ 1,411.00
49	40.6-2-40	Radhames Reyes	\$ 700.00	\$ 250.00	\$ 5.00	\$ 4.00	\$ 50.00	\$ 1,009.00
50	40.6-2-42	Carmen A. Sinicropi	\$ 1,600.00	\$ 250.00	\$ 5.00	\$ 8.00	\$ 50.00	\$ 1,913.00
51	40.6-2-65	Elliot Pawloski	\$ 6,000.00	\$ 250.00	\$ 5.00	\$ 24.00	\$ 50.00	\$ 6,329.00
52	40.6-2-81	Scott Zabawczuk	\$ 600.00	\$ 250.00	\$ 5.00	\$ 4.00	\$ 50.00	\$ 909.00
53	40.6-3-4.1	Kelly Olson	\$ 2,000.00	\$ 250.00	\$ 5.00	\$ 8.00	\$ 50.00	\$ 2,313.00
56	63.70-2-26	Floyd King	\$ 500.00	\$ 250.00	\$ 5.00	\$ 2.00	\$ 50.00	\$ 807.00
57	115-1-38	The Roland H. and Janet F. Vinyard Revocable Trust Agreement	\$ 15,000.00	\$ 125.00	\$ 5.00	\$ 60.00	\$ 60.00	\$ 15,250.00
58	53-1-25.2	Michael A. Phillips	\$ 39,000.00	\$ 125.00	\$ 5.00	\$ 156.00	\$ 60.00	\$ 39,346.00
63	37.15-2-23.12	James Richard Meehan III	\$ 700.00	\$ 250.00	\$ 5.00	\$ 4.00	\$ 50.00	\$ 1,009.00

EXHIBIT A

64	53.-5-8.2	Dave DeRosa		\$	100.00	\$	250.00	\$	5.00		\$	50.00	\$	405.00	
65	46.6-2-24	Vicki Tomlinson		\$	28,000.00	\$	125.00	\$	5.00	\$	112.00	\$	60.00	\$	28,302.00
66	11.-1-30	Jacob Mast		\$	12,500.00	\$	125.00	\$	5.00	\$	50.00	\$	60.00	\$	12,740.00
67	11.-1-31.11	Jacob Mast		\$	12,500.00	\$	250.00	\$	5.00	\$	50.00	\$	50.00	\$	12,855.00
68	30.-1-9.1	Joshua Dewitt		\$	10,000.00	\$	125.00	\$	5.00	\$	40.00	\$	60.00	\$	10,230.00
69	31.-1-33	Tanvir Hussain		\$	9,000.00	\$	250.00	\$	5.00	\$	36.00	\$	50.00	\$	9,341.00
74	96.-3-5	Theresa Borges		\$	37,000.00	\$	250.00	\$	5.00	\$	148.00	\$	50.00	\$	37,453.00
75	8.44-1-6	Gabriella Lapi		\$	28,000.00	\$	125.00	\$	5.00	\$	112.00	\$	60.00	\$	28,302.00
78	8.52-3-6	Penny Mallory		\$	15,000.00	\$	250.00	\$	5.00	\$	60.00	\$	50.00	\$	15,365.00
81	9.5-1-25	Ostamein, LLC		\$	8,000.00	\$	125.00	\$	5.00	\$	32.00	\$	60.00	\$	8,222.00
83	5.17-1-22	Trisha Fountain		\$	50,000.00	\$	125.00	\$	5.00	\$	200.00	\$	60.00	\$	50,390.00
84	15.-2-38	Andrew J. Stock		\$	25,000.00	\$	125.00	\$	5.00	\$	100.00	\$	60.00	\$	25,290.00

EXHIBIT B

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LOT #	Cert No.	Swis Code	Tax Map	Class	Balance (from prior years)	2020-260	2020-290	2021-260	2021-290	2022-260	2022-290	2023-260	2023-290	Total all years tax	Admin Fee	Interest	BID AMOUNT	SURPLUS
4	2020-118	272089	40.2-1-2	311	-	181.15	119.73	177.59	233.85	174.27	222.44	171.54	220.2	1,500.77	250.00	871.31	14,000.00	11,377.92
5	2019-179	272089	40.6-2-50	311	84.13	-	-	-	-	-	-	9.12	10.48	19.60	250.00	1.72	600.00	328.68
10	2020-201	272203	63.71-1-15	210	-	842.27	-	1386.43	-	1611.01	-	1862.96	-	5,702.67	250.00	1,749.46	27,000.00	19,297.87
11	2020-202	272203	63.71-1-16	311	-	403.10	-	525.55	-	528.84	-	524.69	-	1,982.18	250.00	957.25	27,000.00	23,810.57
13	2020-234	272289	122-1-37	314	-	116.79	-	274.37	-	265.16	-	258.79	-	915.11	250.00	676.88	3,000.00	1,158.01
15	2020-302	272600	70-1-11.111	241	-	3757.29	-	3813.48	-	3697.48	-	3475.9	-	14,744.15	250.00	4,355.05	75,000.00	55,650.80
17	2020-370	272801	35.20-1-6	230	-	4285.75	-	3770.96	-	4058.49	-	5172.02	-	17,287.22	250.00	4,781.86	76,000.00	53,680.92
28	2020-450	273001	46.37-1-63	311	-	4.13	-	13.84	-	8.58	-	13.62	-	40.17	250.00	473.02	900.00	136.81
31	2020-541	273089	92-1-33.2	210	-	2687.46	-	2698.56	-	2628.82	-	2579.67	-	10,594.51	250.00	3,242.11	76,000.00	61,913.38
38	2020-659	273403	63.10-3-3	210	-	1799.79	-	2103.04	-	2570.10	-	2296.9	-	8,769.83	250.00	2,626.61	16,000.00	4,353.56
40	2020-780	273600	125-2-10	270	-	251.97	-	1135.01	-	1128.47	-	1176.26	-	3,691.71	250.00	1,257.82	9,000.00	3,800.47
41	2020-795	273801	8.8-1-11	210	-	614.82	-	1800.76	-	1860.87	-	1945.19	-	6,221.64	250.00	1,838.51	36,000.00	27,689.85
42	2020-817	273801	8.51-3-28	210	-	2614.35	-	2635.33	-	4739.83	-	4404.3	-	14,393.81	250.00	3,757.89	20,000.00	1,598.30

EXHIBIT C

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LOT #	SWIS Code	Tax Map	Owner	Property Address	Property Village/Town
4	272089	40.2-1-2	Kopraski, Gerald & Gail	155 Jones Rd	T/ Amsterdam
5	272089	40.6-2-50	Sagarese, Joseph A R/O County of Montgomery	McCaffery Ave	T/ Amsterdam
10	272203	63.71-1-15	Simpson, Kenneth	104 Moyer St	V/ Canajoharie
11	272203	63.71-1-16	Simpson, Kenneth & Jeannette	109 Moyer St	V/ Canajoharie
13	272289	122.-1-37	Vanzandt, Eric	Button St	T/ Canajoharie
15	272600	70.-1-11.111	Arner, Bruce	334 Hartley Rd	T/ Florida
17	272801	35.20-1-6	Fonda, Perry S & Watcharaporn	33 Washington St	V/ Fultonville
28	273001	46.37-1-63	Murray, Albert	Cross St	V/ Fort Plain (Minden)
31	273089	92.-1-33.2	Schmidt, Joseph H & Veronica M	257 Hess Rd	T/ Minden
38	273403	63.10-3-3	Lewis, Timothy Sr	81 E Grand St	V/ Palatine Bridge
40	273600	125.-2-10	Johnston, Peter	631 Lynk St	T/ Root
41	273801	8.8-1-11	Morey, Richard L & Sylvia	57 N Division St	V/ St Johnsville
42	273801	8.51-3-28	County of Montgomery R/O Countryman, Donna & Harold	12 Hough St	V/ St Johnsville