

STATE OF NEW YORK
COUNTY COURT : MONTGOMERY COUNTY

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FONDA, NEW YORK

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In the Matter of Foreclosure of 2021 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

REPORT AND
NOTICE OF SURPLUS
FORECLOSURE SALE
PROCEEDS

Index No.: 2021-0771

-----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 2021, 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. 01LA6192022
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
45	2021-56	272089	24.12-1-43	311	-	-	-	35.12	40.07	35.74	38.12	36.4	37.75	223.21	250.00	358.4	6,000.00	5,168.39
47	2021-123	272089	40.6-2-28	311	-	-	-	61.54	80.18	60.41	76.26	59.47	75.5	413.36	250.00	401.38	1,200.00	135.26
48	2021-124	272089	40.6-2-30	311	-	-	-	61.54	80.18	60.41	76.26	59.47	75.5	413.36	250.00	401.38	1,100.00	35.26
51	2021-128	272089	40.6-2-65	311	-	-	-	127.14	167.04	124.77	158.89	122.81	157.28	857.93	250.00	500.36	6,000.00	4,391.71
57	2021-243	272400	115-1-38	210	-	-	-	1384.02	-	1374.48	-	1410.76	-	4,169.26	250.00	1140.05	15,000.00	9,440.69
58	2021-341	272889	53-1-25.2	270	-	-	-	680.36	-	1578.99	-	1565.16	-	3,824.51	250.00	968.13	39,000.00	33,957.36
65	2021-535	273401	46.6-2-24	210	-	-	-	3184.32	-	3262.15	-	3286.6	-	9,733.07	250.00	2243.74	28,000.00	15,773.19
66	2021-561	273489	11-1-30	260	-	-	-	1082.38	-	1117.56	-	1129.63	-	3,329.57	250.00	969.64	12,500.00	7,950.79
67	2021-562	273489	11-1-31.11	910	-	-	-	979.38	-	1011.23	-	1022.15	-	3,012.76	250.00	906.82	12,500.00	8,350.42
68	2021-571	273489	30-1-9.1	270	-	-	-	1369.26	-	1413.79	-	1429.06	-	4,212.11	250.00	1144.64	10,000.00	4,393.25
69	2021-579	273489	31-1-33	312	-	-	-	817.55	-	844.11	-	853.25	-	2,514.91	250.00	808.1	9,000.00	5,426.99
74	2021-613	273600	96-3-5	322	-	-	-	935.62	-	930.22	-	969.63	-	2,835.47	250.00	872.41	37,000.00	33,042.12
75	2021-652	273801	8.44-1-6	210	-	-	-	2135.85	-	2207.11	-	2267.86	-	6,610.82	250.00	1615.72	28,000.00	19,523.46
78	2021-673	273801	8.52-3-6	482	-	-	-	3959.94	-	3982.67	-	3972.58	-	11,915.19	250.00	2690.92	15,000.00	143.89
81	2021-676	273801	9.5-1-25	210	-	-	-	1113.06	-	387.33	-	386.37	-	1,886.76	250.00	773.96	8,000.00	5,089.28
83	2021-697	273889	5.17-1-22	210	-	-	-	2413.47	-	2348.62	-	1052.65	-	5,814.74	250.00	1635.64	50,000.00	42,299.62
84	2019-700	273489	15-2-38	270	6586.15	-	-	-	-	-	-	836.92	-	836.92	250.00	9765.6	25,000.00	14,147.48

EXHIBIT C

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LOT #	SWIS Code	Tax Map	Owner	Property Address	Property Village/Town
45	272089	24.12-1-43	Faulds, Allen & Adkins, Sharon	Sthwy 30	T/Amsterdam
47	272089	40.6-2-28	O'Brien, Vernon C	Shuttleworth Ave	T/Amsterdam
48	272089	40.6-2-30	O'Brien, Vernon C	Shuttleworth Ave	T/Amsterdam
51	272089	40.6-2-65	O'Brien, Vernon C	Mccaffery Ave	T/Amsterdam
57	272400	115.-1-38	Roosevelt, Richard J & Dawn M	4508 Sthwy 30A	T/Charleston
58	272889	53.-1-25.2	Natola, Roberta M	537 Auriesville Rd	T/Glen
65	273401	46.6-2-24	Howard, Selena S	21 Stone Arabia St	V/Nelliston
66	273489	11.-1-30	Coffey, William J & Carolyn	Wagners Hollow Rd (Rear)	T/Palatine
67	273489	11.-1-31.11	Coffey, William J	Wagners Hollow Rd	T/Palatine
68	273489	30.-1-9.1	Estate of Mary L Mykel c/o David Van Alstyne	2054 Wagners Hollow Rd	T/Palatine
69	273489	31.-1-33	Harrington, Brian G	5431 Sthwy 10	T/Palatine
74	273600	96.-3-5	Pulchak, Andrew & Carlson, Alice	Rappa Rd	T/Root
75	273801	8.44-1-6	Smida, Janet F	33 N Division St	V/St Johnsville
78	273801	8.52-3-6	Licari, Carmen A	12 E Main St	V/St Johnsville
81	273801	9.5-1-25	Taleb, Mohammed	140 N Division St	V/St Johnsville
83	273889	5.17-1-22	Peterson, Michael	104 Allen Hts	T/St Johnsville
84	273489	15.-2-38	Miner, Patricia R/O County of Montgomery	239 Stone Arabia Rd	T/Palatine