

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

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**In the Matter of Foreclosure of 2022 tax liens by
Proceedings in Rem Pursuant to Article Eleven of
The Real Property Tax Law by the County of
Montgomery**

**REPORT AND
NOTICE OF SURPLUS
FORECLOSURE SALE
PROCEEDS
Index No.: 2022-604**

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

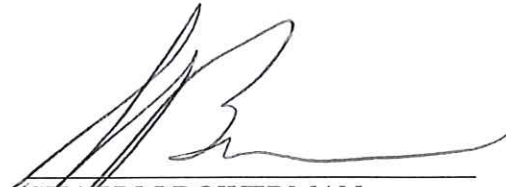
Pursuant to Section 1196 of the Real Property Tax Law (RPTL) of the State of New York, I, Shawn J. Bowerman, RTPL Article 11 Enforcing Officer and Montgomery County Treasurer, does hereby certify and affirm as true under the penalties of perjury that:

1. A public online auction was held in and for the County of Montgomery from July 1, 2026 to July 30, 2026 setting forth the purchase price for each parcel sold at said public auction. All the parcels in question were foreclosed upon by the County of Montgomery by an action In Rem for the tax year 2022, 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 "A" 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. Exhibit "A" attached to this report identifies each parcel that was sold or transferred, subject to the Foreclosure of Tax Liens under the Index Number listed above and identifies whether surplus funds existed pursuant to the sale. Further, Exhibit "A" demonstrates the method of calculating such surplus funds.
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 "A" were deposited into a Trust Account shortly after the public auction held in July 2026.

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.

Dated: 10/15/26


SHAWN J BOWERMAN
Montgomery County Treasurer

Sworn to before me this
15th day of October, 2026

Ellen M LaComb
Notary Public

Ellen M. LaComb
Notary Public State of New York
Qualified in Montgomery County
No. 01LA6192022
Commission Expires August 25, 2028

EXHIBIT A

INDEX 20220604

Certificate No.	Swis Code	Tax Map	Prior Owner Name	Property Location	Balance (from prior years)	Total base taxes owed (2022-2026)	Interest and Penalties	Total Delinquent Amount	Admin Fee	Bid Amount	Surplus Funds (if available)
2019-11	272001/272089	38.12-1-23	Ballo, Frankie	25 Prospect St	13,061.87	12,494.48	13,362.80	38,919.15	778.38	31,000.00	-
2022-16	272001/272089	39.9-1-1	Mann, Jess A	59 East Main St	-----	20,436.07	7,543.31	27,979.38	559.59	51,000.00	22,461.03
2022-18	272003	25.7-1-14	Kosik, Todd and Nafessa	Green Acres Ln	-----	154.23	790.51	944.74	250.00	200.00	-
2019-878	272089	22.3-28.21	Buanno Transportation Co	981 Scandara Rd	65,946.08	7,766.67	61,780.42	135,493.17	2,709.86	110,000.00	-
2022-122	272089	24.12-2-37	Sorbero, Thomas R and Ann	Log City Rd	-----	81.48	843.94	925.42	250.00	300.00	-
2022-123	272089	24.12-2-33	Sorbero, Thomas R and Ann	Log City Rd	-----	81.48	843.94	925.42	250.00	400.00	-
2013-49	272089	24.12-2-42	Jonker, Brian	Log City Rd	183.55	30.18	75.26	288.99	250.00	200.00	-
2014-46	272089	24.12-2-44	Pekerman, Alexander	Log City Rd	224.33	37.21	35.43	296.97	250.00	200.00	-
2015-54	272089	24.12-2-46	Regensburger, Jeffrey	Log City Rd	159.06	37.21	100.70	296.97	250.00	200.00	-
2022-128	272089	24.12-2-49	Sorbero, Thomas R and Ann	Lorraine Blvd	-----	89.96	846.57	936.53	250.00	800.00	-
2022-129	272089	24.12-2-54	Sorbero, Thomas R and Ann	Log City Rd	-----	89.96	846.57	936.53	250.00	1,100.00	-
2022-131	272089	24.12-2-57	Sorbero, Thomas R and Ann	Log City Rd	-----	72.98	841.25	914.23	250.00	1,200.00	35.77
2022-132	272089	24.12-2-71	Sorbero, Thomas R and Ann	Log City Rd	-----	89.96	846.57	936.53	250.00	1,400.00	213.47
2022-133	272089	24.12-2-72	Sorbero, Thomas R and Ann	Log City Rd	-----	89.96	846.57	936.53	250.00	800.00	-
2022-135	272089	24.12-3-5	Sorbero, Thomas R and Ann	Log City Rd	-----	89.96	846.57	936.53	250.00	500.00	-
2022-136	272089	24.12-3-8	Sorbero, Thomas R and Ann	Log City Rd	-----	89.96	846.57	936.53	250.00	600.00	-
2022-137	272089	24.12-3-9	Sorbero, Thomas R and Ann	Log City Rd	-----	89.96	846.57	936.53	250.00	1,200.00	13.47
2013-43	272089	24.12-3-19	Jonker, Brian	Log City Rd	183.55	30.18	75.26	288.99	250.00	100.00	-
2022-191	272089	40.6-1-10	Gorzycki, Stella Irrevocable Trust-2011 (Life Estate)	182 Pioneer St	-----	10,535.66	3,786.82	14,343.48	286.87	20,000.00	5,369.65
2022-214	272089	56.4-1-38	Vidor, Evanist and Rose	Poplar Dr	-----	1,856.60	1,352.12	3,208.72	250.00	3,000.00	-
2022-238	272203	63.18-1-39	Graner, Mark T	Mill St	-----	1,402.16	1,084.65	2,486.81	250.00	7,000.00	4,263.19
2022-244	272203	63.62-1-31	Zielinski, Robert	146 Cliff St	-----	37,121.10	11,072.99	48,194.09	936.88	20,000.00	-
2022-272	272203	79.6-1-6	Greater Mohawk Valley Land Bank	199 Mill St	-----	361.52	353.29	714.81	250.00	26,000.00	25,035.19
2022-279	272289	62.2-6.1	Abello, Francis	495 Old Fort Plain Rd	-----	14,169.16	5,306.03	19,475.19	389.50	21,000.00	1,135.31
2022-299	272289	94.1-5.4	Jones, Patricia A	376 Dygert Rd	-----	16,785.61	5,636.25	22,421.86	448.44	95,000.00	72,129.70
2022-311	272289	110.1-1.3	Tomasczeski, John and Smith, Elizabeth	Tubbs Rd	-----	3,828.11	1,806.01	5,634.12	250.00	52,000.00	46,115.88
2022-335	272400	128.1-24.2	Shulles, Richard, Roger, and Ronald	Goewey Rd	-----	2,832.07	1,554.02	4,386.09	250.00	19,000.00	14,363.91
2022-346	272400	135.1-1-43	Estate of Earl Montanye	1386 E Lykens Rd	-----	16,337.23	5,597.19	22,134.42	442.69	26,000.00	3,422.89
2022-244	272203	63.62-1-31	Zielinski, Robert	146 Cliff St	-----	37,121.10	11,072.99	48,194.09	936.88	20,000.00	-
2022-272	272203	79.6-1-6	Greater Mohawk Valley Land Bank	199 Mill St	-----	361.52	353.29	714.81	250.00	26,000.00	25,035.19
2022-279	272289	62.2-6.1	Abello, Francis	495 Old Fort Plain Rd	-----	14,169.16	5,306.03	19,475.19	389.50	21,000.00	1,135.31
2022-299	272289	94.1-5.4	Jones, Patricia A	376 Dygert Rd	-----	16,785.61	5,636.25	22,421.86	448.44	95,000.00	72,129.70
2022-311	272289	110.1-1.3	Tomasczeski, John and Smith, Elizabeth	Tubbs Rd	-----	3,828.11	1,806.01	5,634.12	250.00	52,000.00	46,115.88
2022-335	272400	128.1-24.2	Shulles, Richard, Roger, and Ronald	Goewey Rd	-----	2,832.07	1,554.02	4,386.09	250.00	19,000.00	14,363.91
2022-346	272400	135.1-1-43	Estate of Earl Montanye	1386 E Lykens Rd	-----	16,337.23	5,597.19	22,134.42	442.69	26,000.00	3,422.89
2022-406	272600	86.2-3.4	Grosse, Adele and George	Youngs Corners Rd	-----	209.96	888.97	1,098.93	250.00	3,000.00	1,651.07
2022-413	272600	87.1-3.0	Speeding, Brent D	Bellidons Rd	-----	373.67	947.89	1,321.56	250.00	6,000.00	4,428.44
2022-432	272600	104.1-25.112	Van Avery, Janet	382 Shuphar Springs Rd	-----	22,880.45	8,215.50	31,095.95	621.92	53,000.00	21,282.13
2022-464	272889	50.3-1.7	Marie E Moore Irrevocable Trust 2003	3833 Shwly SS	-----	637.56	905.76	1,543.32	250.00	20,000.00	18,206.68
2022-499	272889	99.3-2.6	DeWolfe Burns, Susan	Hyney Hill Rd (Rear)	-----	4,875.48	2,150.21	7,025.69	250.00	27,000.00	19,724.31
2022-500	272889	99.3-2.7	DeWolfe Burns, Susan	Hyney Hill Rd (Rear)	-----	2,535.12	1,462.96	3,998.08	250.00	12,000.00	7,751.92
2022-501	272889	99.3-2.9	DeWolfe Burns, Susan	Hyney Hill Rd (Rear)	-----	2,535.12	1,462.96	3,998.08	250.00	8,000.00	3,751.92
2022-532	273001	46.38-1-44	Smida, Robert L Jr	5 Course St	-----	13,937.79	4,697.85	18,635.64	372.71	17,000.00	-
2017-486	273089	13.1-8.1	Chittenden, Tammy S and Brownell, Sharissa R	7442 St Hwy 55	19,710.74	11,186.41	20,343.10	51,240.25	1,024.81	26,000.00	-
2022-606	273089	91.3-1-5.2	Kruk, David	2050 Clinton Rd	-----	61.89	836.17	898.06	250.00	3,000.00	1,851.94
2022-644	273289	20.2-5	Van Hoesen, Arthur	Old Trail Rd	-----	1,801.67	1,251.12	3,052.79	250.00	9,000.00	5,697.21
2022-722	273489	10.2-3	Rosario, Kelly	Burrell Rd	-----	849.68	965.81	1,815.49	250.00	6,000.00	3,934.51
2022-767	273489	48.2-3.1	Williams, Raymond Jr and Kenneth Raymond and Hurreau, Todd Anthony	1208 Hickory Hill Rd	-----	24,848.39	8,031.18	32,879.57	657.59	57,000.00	23,462.84
2022-806	273600	113.1-8.2	Simmons, Harmon G	Logtown Rd	-----	2,790.19	1,536.84	4,327.02	250.00	30,000.00	25,422.98
2022-864	273801	8.51-2-9.1	Morey, Faith	67 W Main St	-----	74,516.99	22,925.47	97,442.46	1,948.85	27,000.00	-
2022-909	273889	8.1-25	Tarka, Donna L	7961 Shwly S W	-----	14,644.01	5,075.64	19,719.65	394.39	70,000.00	49,885.96

381,611.37