

PUBLIC NOTICE OF FORECLOSURE

STATE OF NEW YORK COUNTY COURT: MONROE COUNTY

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. 62, OF THE MINUTES OF THE PROCEEDINGS OF SAID MONROE COUNTY LEGISLATURE FOR THE YEAR OF 2020. LIST OF DELINQUENT PROPERTIES REFERRED TO HEREIN WAS FILED IN MONROE COUNTY CLERK'S OFFICE ON THE 27th DAY OF MAY, 2020.

IN REM ACTION NO. 145

INDEX NO. E 2020-003437

PLEASE TAKE NOTICE that on the 27th day of May, 2020, the County of Monroe pursuant to law filed with the Clerk of Monroe County a list of parcels of property affected by unpaid tax liens held and owned by the County of Monroe which on such date had been due and unpaid for a period of at least one year after the date on which such unpaid tax liens were sold. Such list contains as to each parcel (a) a brief description of the property affected by each tax lien, (b) the name of the last known owner of such property as the same appears on the latest tax roll in the hands of the Director of Finance, or a statement that the owner is unknown if such be the case, (c) a statement of such tax liens upon such parcel of property including such tax liens and tax sale certificates owned by the County of Monroe which shall have been due for less than one year after the date on which such unpaid tax liens were sold, together with date or dates from which and the rate or rates at which interest and penalties shall be computed as to each such tax lien or tax sale certificate, (d) the names and address of any owner or assignee other than the County of Monroe of any unredeemed tax lien certificate, described as a claimant.

All persons having or claiming to have an interest in the real property described in such list of delinquent taxes and properties are hereby notified that the filing of such list constitutes the commencement by the County of Monroe of an action in the County Court of Monroe County to foreclose the tax liens therein described by a foreclosure proceeding in rem and that such list constitutes a notice of the pendency of action and a complaint by the County of Monroe against each piece or parcel of land therein described to enforce the payment of such tax liens. Such action is brought against the real property only and is to foreclose the tax liens described in such list.

No personal judgment shall be entered herein against any owner for such taxes, assessments or other legal charges or any part thereof.

This notice is directed to all persons having or claiming to have an interest in the real property described in such list of delinquent taxes and properties and such persons are hereby notified further that a certified copy of such list of delinquent taxes and properties has been filed in the office of the Director of Finance and in the respective offices of each tax collector, receiver of taxes and assessments, or treasurer or other tax collection agency of the respective town, city or village in which such listed real property is located, and will remain open for public inspection up to and including the 17th day of August, 2020, which date is hereby fixed as the last day for redemption.

AND TAKE FURTHER NOTICE that any persons having or claiming to have an interest in any such parcel of real property and the legal right thereto may on or before said date redeem the same by paying to the said Director of Finance or, if such person qualifies, by entering into an agreement with the said Director of Finance, pursuant to paragraph (c) of section six of this act, to pay the amount of all unpaid tax liens thereon and in addition thereto all interest and penalties which are a lien against such real property computed to and including the date of redemption, and the costs, allowances and disbursements of the action - together with the expenses of the proceedings to sell, if any, allocated against such parcel.

In the event that such taxes are paid by a person holding a lien of record against such property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record or to receive an assignment of such tax liens evidenced by a proper written instrument.

Any person having any right, title or interest in or lien upon any parcel of real property described in such list of delinquent taxes and properties may serve a duly verified answer upon the Tax Foreclosure Attorney for the County of Monroe setting forth in detail the nature and amount of his interest and any defense or objection to the foreclosure. Such answer must be filed in the office of the County Clerk and served upon the Tax Foreclosure Attorney for the County of Monroe within twenty days after the date above mentioned as the last day for redemption. 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 right, title, interest and equity of redemption in and to the parcel of real property described in such list of delinquent taxes and properties and a judgment in foreclosure may be taken by default.

TAKE FURTHER NOTICE that the ownership by the County of the tax liens and tax sale certificates set forth on such list of delinquent taxes and properties is conclusive evidence of the fact that the taxes, assessments or other legal charges represented thereby have not been paid to the County or assigned by it.

Please be further advised that it is also the purpose of this notice to determine if any person having any right, title or interest in or lien upon any parcel of real property described in the aforesaid list of delinquent taxes and properties is in the military service of the United States, or of the state of New York; and request is made that any knowledge or information relating to such military service and interest, if any, be transmitted to the undersigned Tax Foreclosure Attorney for the County of Monroe.

Robert Franklin, Director of Finance-Chief Financial Officer
County of Monroe

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