

Foreclosures Orange County - April 2012

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Licensed R. E. Sales Person – Rising Star Realty & Property Management, Inc.

04/10/2012 at 10:00AM, premises known as **18 Forshee Street, Monroe, NY 10950** All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Village of Monroe, Town of Monroe, County of Orange and State of New York, Section 214 Block 1 Lot 36. **Approximate amount of judgment \$217,897.94 plus interest and costs.**

04/12/2012, at 11:00 a.m., The property address for the subject premises is **25 American Way, Newburgh, NY, 12550. Approximate amount of Judgment \$124,668.78 plus interest and costs.**

04/12/2012 at 3:00 PM. Premises known as **8 Tammy Drive, Middletown, NY 10941.** Section: 81 Block: 4 Lot: 29 **Approximate amount of judgment \$331,694.50 plus interest and costs.**

04/13/2012 at 02:00 PM. Premises known as **5252 Rte 9W, Newburgh, NY 12550.** Section: 25 Block: 4 Lot: **Approximate amount of judgment \$160,508.86 plus interest and costs.**

4/16/2012 at 10:00AM, premises known as **57 Linden Avenue, Middletown, NY 10940** All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the City of Middletown, County of Orange and State of New York, Section 25 Block 8 Lot 4. **Approximate amount of judgment \$256,169.84 plus interest and costs.**

04/17/2012 at 9:30 a.m. premises known as: **5 Harvey Way Marlboro, New York 12542** Section: 20; Block: 6; Lot: 4 . **Approximate Amount of Judgment: \$451,468.54 plus interest and costs.**

04/17/2012 at 2:00 p.m. prem. k/a **494 Broadway, Newburgh, NY.** Said property being in the City of Newburgh, County of Orange, State of New York, being bounded and described as follows: Beginning at a point, said point being the intersection of the northerly line of Broadway with the easterly line of West Street, being a plot 120 ft. x 70 ft. **Approx. amt. of judgment is \$761,684.33 plus costs and interest.**

4/18/2012 at 10:00AM, premises known as **3 Bonnell Place, Middletown, NY 10940** All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the City of Middletown, County of Orange, State of New York, Section 22 Block 4 Lot 5.1. **Approximate amount of judgment \$215,913.71 plus interest and costs.**

4/18/2012 at 9:30AM, premises known as **16 1/2 Beattie Avenue, Middletown, NY 10940** All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the City of Middletown, County of Orange and State of New York, SBL No. 26-10-32. Approximate amount of judgment \$155,797.08 plus interest and costs.

04/18/2012 at 10:00 AM premises situate in the City of Port Jervis, County of Orange and State of New York. Said premises known as **24-32 FRONT STREET, PORT JERVIS, NY Approximate amount of lien \$ 306,628.07 plus interest & costs.**

04/20/2012 at 1:30 PM the premises known as: **7 Kasch Court, Monroe, New York.** Section, Block and Lot: [S: 233 B: 7 L: 18]. **Approximate amount of Judgment is \$922,347.81, plus interest and costs.**

04/23/2012 at 10:00 o'clock in the forenoon of that day the premises directed by said Amended Judgment to be sold and described as being all those certain premises situated in the Village of Maybrook, Town of Montgomery, Orange County, New York as described in Deed dated April 14, 2005, recorded on June 24, 2005, in Liber 11881 at Page 1151, being Town of Montgomery Tax Map No. 102-4-4, local address of **419**

Saracino Drive, Maybrook, New York 12543. Approximate amount due the Plaintiff as per Judgment \$162,168.79, plus interest, costs, disbursements and allowances

04/23/2012 at 10:15 a.m. prem. k/a **251 Orrs Mills Rd., Salisbury Mills, NY** a/k/a being in the Town of Cornwell, Orange County, New York, bounded and described as follows: Beginning at an iron rod at the southeast corner of lands conveyed by Doris C. Potter to Arthur O. Maharay, Jr. by deed dated March 7, 1949 and recorded in the Orange County Clerk's Office on April 21, **Approx. amt. of judgment is \$132,612.42 plus costs and interest.**

04/23/2012 at 10:00 a.m., prem. k/a **61 Lakeshore Drive South, Rock Hill, NY.** Said property located in the Town of Thompson, County of Sullivan, State of NY, **Approx. amt. of judgment is \$479,836.69 plus costs and interest.**

04/24/2012 at 9:30 a.m., prem. k/a **274 First St., Newburgh, NY.** Said property located at a point on the northerly sides of First St. said point being the southeasterly most corner of the lands now or formerly of Vandervort., being a plot 107.50 ft. x 25 ft. **Approx. amt. of judgment is \$294,225.92 plus costs and interest.**

04/25/2012, at 11:00 a.m., the premises directed by said Judgment to be sold, which premises consist of a restaurant located at **104 U.S. Route 6, in the Town of Deerpark, Orange County, State of New York** and designated on the tax map of the Town of Deerpark as Section 57, Block 1, Lot 6.1 (the mortgaged premises). The above premises are sold subject to all of the terms and conditions set forth in the foregoing Judgment of Foreclosure and Sale and in the Referee's Terms of Sale. **The approximate amount of the Judgment is \$682,609.67, plus interest, attorneys fees and costs.**

04/25/2012 at 11:00 A.M. Premises known as **16 LIZENSK BLVD, UNIT 201, MONROE, NY,** SECTION: 305; BLOCK: 1, LOT: 24 and further described as follows: ALL that certain plot, piece or pared of land with the buildings and improvements thereon erected, situate, lying and being in the VILLAGE OF KIRYAS JOEL TOWN OF MONROE, COUNTY OF ORANGE and STATE OF NEW YORK, BEGINNING at a point in the northeasterly line of Lizenski Road, 50.00 feet wide, where the same is intersected by the division line of Lot number 1, as shown on a certain map entitled, "SUBDIVISION PREPARED FOR DAVID WEIDBERG", filed in the Orange County Clerk's Office on February 24th, 1987, as map number 8119 on the northwest and Lot number 2A as shown on a certain map entitled, "MINOR SUBDIVISION PREPARED FOR SIGISMUND BRACH", filed at the orange county Clerk's office on April 29TH, 1987 as map number 8241.

04/26/2012 at 9:30 AM the premises known as: ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF WALLKILL, COUNTY OF ORANGE, STATE OF NEW YORK, BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING at a point on the northeasterly side of Goshen Turnpike, said point being the southwesterly corner of lands now or formerly Freehill, Liber 2007 Page 696; and runs thence along Goshen for the following 2 courses and distances: 1. North 35 46' 23 West 374.37 feet; 2. North 34 09' 46" West 633.85 feet; thence along the lands now or formerly Guitierrez, Liber 5265 Page 183 for the following 2 courses and distances: 1. North 45 14' 39" East 139.77 feet; 2. North 36 36' 21" West 71.80 feet; thence along the lands now or formerly Frank, Liber 4862 Page 240, North 34 00' 21" West 74.25 feet; thence along the lands now or formerly Scala, Liber 1845 Page 341 for the following 2 courses and distances: 1. North 47 44' 39" East 68.70 feet; 2. North 36 16' 31" West 115.59 feet; thence along the lands now or formerly Mid-Orange Properties. Corp, Liber 3553 Page 295, North 34 05' 25" East 326.45 feet; thence along the lands now or formerly Red Falcon Corp, Liber 2690 Page 137 for the following 2 courses and distances: 1. South 53 01' 50" East 677.04 feet; 2. North 37 35' 04" East 254.76 feet; thence along the lands now or formerly Kramer & Croppers, Liber 3307 Page 1, South 57 36' 15" East 282.15 feet; thence along the lands now or formerly Imperial Gardens, Inc., Liber 3195 Page 95 for the following 2 courses and distances: 1. South 26 20' 04" West 963.53 feet; 2. South 46 41' 09" East 66.54 feet; thence along the lands now or formerly Freehill, Liber 2007 Page 696, South 40 18' 17" West 249.03 feet to the point or place of beginning containing 19.12 acres more or less. Section, Block and Lot: [S: 44 B: 1 L:

105] now known as [S:110 B:1 L:1-17]. **Approximate amount of Judgment is \$279,569.32, plus interest, attorney fees, taxes and costs**

4/26/2012 at 9:00AM, premises known as **3 Highland Lake, Eldred, NY 12732** All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Highland, County of Sullivan, State of New York, Section 13 Block 5 Lot 15. Approximate amount of judgment \$99,449.62 plus interest and costs.

04/26/2012 at 9:30 a.m., the parcel described in said Judgment, together with the buildings and improvements thereon erected, in the Town of Crawford, Orange County, NY. The parcel to be sold is located at **22 Black Hawk Road, Pine Bush, Orange County, New York** (Town of Crawford Tax Map No. 8-2-10.23). **Approximate amount of the lien is \$638,400.00, plus interest and costs.**

04/30/2012 at 01:00 PM. Premises known as **15 ORION AVE, GREENWOOD LAKE, NY 10925** Section: 310 Block: 5 Lot: 76 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Village of Greenwood Lake, Town of Warwick, County of Orange and State of New York, more particularly described as Lot Number 9, Section 21 as shown on a certain map entitled, "Revised Map of Greenwood Lakelands, Greenwood Lake, Town of Warwick, Orange County, New York" dated June 4, 1937 and filed in the Office of the Clerk of the Orange County, New York on August 30, 1937 in Warwick, Book No. 3, Map No. 1102. As more particularly described in the judgment of foreclosure and sale. Sold subject to all of the terms and conditions contained in said judgment and terms of sale. **Approximate amount of judgment \$295,680.26 plus interest and costs.**

05/01/2012 at 10:30 a.m., prem. k/a **429 South Plank Rd., Newburgh, NY**. Said property located in the Town of Newburgh, County of Orange, State of NY, being Lot 1 as shown on a file map entitled Orange Lake Motel Subdivision, said filed map being filed in the Orange County Clerk's Office on Apr. 13, 1978 as Map No. 4472, bounded and described as follows: Beginning at the intersection of the southerly line of South Plank Road (a/k/a N.Y.S Route 52) with the easterly line of Lakeside Road; Thence from said point or place of beginning and along the southerly side of said South Plank Road, South 66 degrees 30 minutes 00 seconds East a distance of 150.00 Feet; Thence the following four courses and distances along the lands reputedly of Shobhana (1) South West a distance of 140.00 feet; (2) North West a distance of 40.00 feet; (3) South West a distance of 80.00 feet; (4) North West a distance of 110.00 feet; Thence along the easterly side of said Lakeside Road, North East a distance of 220.00 feet to the point or place of beginning. **Approx. amt. of judgment is \$405,757.15 plus costs and interest.**

05/01/2012 at 10:00 AM premises situate, lying and being in the Town of Goshen, County of Orange and State of New York: Said premises known as **62 OLD CHESTER ROAD, GOSHEN, NY** **Approximate amount of lien \$ 162,000.00 plus interest & costs**