

Intro No. 27
Date 12/18/23
Reviewed by
Co. Attorney CDS
Date 12/1/25

RESOLUTION
BROOME COUNTY LEGISLATURE
BINGHAMTON, NEW YORK

Sponsored by: Finance Committee

RESOLUTION AUTHORIZING SALE OF COUNTY PROPERTIES FROM THE 2025 TAX SALE AUCTION

WHEREAS, the County of Broome owns certain parcels of real property as a result of in rem foreclosures, and

WHEREAS, this County Legislature has heretofore authorized the Director of Real Property Tax Service to sell such properties in conformity with procedures established by this Legislature and in accordance with all applicable laws, and

WHEREAS, the Director of Real Property Tax Service advises that a tax sale auction for 2025 was held and all bids submitted were tabulated, now, therefore, be it

RESOLVED, that this County Legislature hereby authorizes the conveyance of certain real property to the successful bidders in the 2025 Broome County tax sale as indicated on the attached Exhibit "A", and be it

FURTHER RESOLVED, that the County Executive or her duly authorized representative is hereby authorized to execute quit claim deeds, approved as to form by the Department of Law, conveying the properties listed above to the successful bidders in each such case, together with other such documents as may be necessary to implement the intent of this Resolution.

EXHIBIT A - NOV 20 2025 AUCTION

Tax Map #	Town	Property Location	Bidder Last Name	Bidder First Name	Bid Amount	Bid Deposit #3160006	Maint. Fees
143.60-1-6	City of Binghamton	112 Glenwood Ave	Mammadov	Faig	\$ 66,000.00	\$6,600.00	\$3,800.00
143.68-3-11	City of Binghamton	20 Baxter St	Vertical LLC		\$ 45,000.00	\$4,500.00	\$3,500.00
144.51-2-35	City of Binghamton	37 Bevier St	NIC15 LLC		\$ 44,000.00	\$4,400.00	\$0.00
144.58-1-5	City of Binghamton	23 Deforest St	Williams	Keith A	\$ 48,000.00	\$4,800.00	\$3,000.00
144.59-1-14	City of Binghamton	21 Cary St	Durham	Benjamin	\$ 44,000.00	\$4,400.00	\$3,600.00
144.61-1-37	City of Binghamton	39 Hazel St	Rubin	Mendel	\$ 49,000.00	\$4,900.00	\$0.00
144.63-2-12	City of Binghamton	84 Mygatt St	Oliveira	Nilton J	\$ 30,000.00	\$3,000.00	\$3,500.00
144.66-1-6	City of Binghamton	21 Pleasant Ave	JK Properties Trading LLC		\$ 53,000.00	\$5,300.00	\$3,000.00
144.67-2-5	City of Binghamton	10 Morgan St	Engler	Steven	\$ 42,500.00	\$4,250.00	\$1,500.00
144.79-1-25	City of Binghamton	31 Mygatt St	Duke	Shonette	\$ 45,000.00	\$4,500.00	\$4,000.00
			Duke	Udell			
144.80-1-18	City of Binghamton	215 Oak St	Saeed	Tariq	\$ 39,000.00	\$3,900.00	\$900.00
144.83-2-17	City of Binghamton	51 Robinson St	Atu Gonzalez Group LLC		\$ 6,000.00	\$6,000.00	\$0.00
144.83-2-18	City of Binghamton	49 Robinson St					
144.83-3-18	City of Binghamton	46 Robinson St	Lopez-Perez	Jerson A	\$ 3,000.00	\$1,000.00	\$0.00
144.83-3-19	City of Binghamton	50 Robinson St					
144.84-1-29	City of Binghamton	40 Whitney Ave	44 Whitney Ave LLC		\$ 58,000.00	\$5,800.00	\$4,200.00
145.63-1-22	City of Binghamton	61 East St	Jauvtis	Nathan I	\$ 1,750.00	\$1,750.00	\$0.00
145.78-1-24	City of Binghamton	51 Gaylord St	JK Properties Trading LLC		\$ 40,000.00	\$4,000.00	\$0.00
159.27-1-31	City of Binghamton	15 Park St	Khan	Nasir Ali	\$ 95,000.00	\$9,500.00	\$4,300.00
160.23-3-15	City of Binghamton	56 Gerard Ave	Gasi	Mubarak M M	\$ 1,750.00	\$1,000.00	\$0.00
160.30-3-30	City of Binghamton	100 1/2 Main St	Mawadah LLC		\$ 24,000.00	\$2,400.00	\$0.00
159.36-3-4	City of Binghamton	14 Jerome Ave	Maksimpex		\$ 120,000.00	\$12,000.00	\$3,300.00
160.31-1-30	City of Binghamton	24 Mather St	Fusion Property Group LLC		\$ 130,000.00	\$13,000.00	\$1,000.00
160.58-2-20	City of Binghamton	17 Hancock St	Limestone Services Inc		\$ 35,000.00	\$3,500.00	\$2,800.00
160.73-2-17	City of Binghamton	12 Stone St	Limestone Services Inc		\$ 42,000.00	\$4,200.00	\$0.00
160.80-2-17	City of Binghamton	47 Rush Ave	Thompson	Valerie	\$ 60,000.00	\$6,000.00	\$0.00
160.81-1-12	City of Binghamton	112 S Washington St	Karazoyrnias	Michael	\$ 107,500.00	\$11,000.00	\$0.00
161.47-2-12	City of Binghamton	51 Harding Ave	Atu Gonzalez Group LLC		\$ 4,000.00	\$4,000.00	\$0.00
161.47-2-13	City of Binghamton	49 Harding Ave					
161.48-1-5	City of Binghamton	4119 St Clair Rd	Tibbetts	Richard T	\$ 100.00	\$100.00	\$0.00
176.26-2-30	City of Binghamton	105 Sherwood Ave	Curley	Sean M	\$ 3,250.00	\$1,000.00	\$0.00
049.02-1-19	Barker	470 Conklin Hill Rd	Khyber1 LLC		\$ 19,000.00	\$1,900.00	\$0.00

112.09-4-5	Chenango	14 Aldrich Rd	Jauvtis	Nathan I	\$	750.00	\$750.00	\$0.00
112.09-4-6	Chenango	16 Aldrich Rd						
112.07-6-2.1	Chenango	Inside Lot	Donahue	Elizabeth I	\$	150.00	\$150.00	\$0.00
118.06-1-21	Colesville	5 Schoolhouse Rd	Snow	Cody M	\$	15,000.00	\$1,500.00	\$0.00
143.43-1-43	Dickinson	29 Longview Ave	Ariyon Development LLC		\$	66,500.00	\$6,650.00	\$4,000.00
112.11-1-2	Fenton	654 NYS Rte 88	Ray	William J	\$	200.00	\$200.00	\$0.00
129.02-1-3	Fenton	262 Nowlan Rd	Engler	Steven H	\$	65,000.00	\$6,500.00	\$0.00
129.02-1-2	Kirkwood	262 Nowlan Rd						
162.05-2-37	Kirkwood	672 Upper Court St	44 Whitney Ave LLC		\$	6,000.00	\$1,000.00	\$0.00
211.09-1-7	Kirkwood	179 Main St	Oliveira	Nilton J	\$	4,000.00	\$1,000.00	
011.04-1-6.2	Lisle	135 Jennings Rd	Jauvtis	Nathan I	\$	600.00	\$600.00	\$0.00
019.13-1-14	Lisle	7 Church Rd	Labarron	Harold	\$	300.00	\$300.00	\$0.00
127.18-1-15.1	Union	272 Baldwin St N - Rear	Brooks	Jennifer E	\$	200.00	\$200.00	\$0.00
141.05-1-7.2	Union	1527 Nanticoke Dr	Mammadov	Faig	\$	5,000.00	\$800.00	\$0.00
143.62-1-6	Union	738 Riverside Dr - Rear	Qureshi	Muhammad T	\$	200.00	\$200.00	\$0.00
156.16-4-40	Union	313 Lillian Ave	Engler	Steven H	\$	80,000.00	\$8,000.00	\$4,200.00
157.06-1-6	Union	87 Ellis Ave	Mihalko	Joseph D	\$	2,000.00	\$1,000.00	\$0.00
158.07-2-24	Vestal	3150 Vestal Rd	LGE Development LLC		\$	3,500.00	\$3,500.00	\$0.00
158.45-1-17	Vestal	2101 Vestal Rd	Shaikh	Zamir A	\$	500.00	\$500.00	\$0.00
173.19-2-41	Vestal	1131 Ford Rd	Dalembert	Pergaud Jean	\$	300.00	\$300.00	\$0.00
173.29-2-46	Vestal	432 Willow St	Tibbetts	Richard T	\$	200.00	\$200.00	\$0.00
173.31-2-50	Vestal	134 Katherine Ln Inside Lot	Tibbetts	Richard T	\$	100.00	\$100.00	\$0.00
158.12-1-22	Vestal	3515 Brentwood Pl	Valcourt	Youdefine	\$	150.00	\$150.00	\$0.00
223.01-1-27	Vestal	2808 NYS Rte 26 S	Landis	Richard C	\$	17,500.00	\$1,750.00	\$0.00
188.31-1-2	Vestal	556 Tracy Creek Rd	Mammadov	Faig	\$	5,000.00	\$1,000.00	\$0.00
180.02-1-19	Windsor	184 Hoadley Hill Rd	Miller	Margo S	\$	39,000.00	\$3,900.00	\$0.00
180.02-1-20	Windsor	192 Hoadley Hill Rd						
180.04-1-26	Windsor	176 Hoadley Hill Rd						
182.16-1-2	Windsor	208 Chapel St	AB Queen Properties LLC		\$	32,000.00	\$3,200.00	\$0.00
184.19-1-15	Windsor	13 Spruce Ln	Farber	Jebediah	\$	1,250.00	\$1,250.00	\$0.00
184.19-1-16	Windsor	15 Spruce Ln						
184.19-2-20	Windsor	35 Perch Rd	Farber	Jebediah	\$	7,000.00	\$1,000.00	\$0.00
184.19-2-21	Windsor	33 Perch Rd						
184.19-2-22	Windsor	31 Perch Rd						
184.19-2-23	Windsor	29 Perch Rd						
184.19-2-24	Windsor	27 Perch Rd						

\$ 1,608,250.00 \$ 184,400.00 \$ 50,600.00