

SUPREME COURT OF THE STATE OF NEW YORK
SCHOHARIE COUNTY

On behalf of the Petitioner Village of Middleburgh
In the Matter of the Abandonment of

111 Railroad Avenue, Village of Middleburgh, New York

SBL No.: 106.15-4-2

-against-

Full Moon Dry Cleaner LLC, DTH Reo, Inc., and
Schoharie County, Respondents

**NOTICE OF INTENT TO
COMMENCE
ABANDONMENT
PROCEEDINGS**

RPAPL § 1971(2)

Index No.: 2025-121

Date Filed: 2/27/2025

To: Full Moon Dry Cleaner LLC DTH Reo, Inc.
25 E Patchogue Yaphank Rd Plz 5115 N. Lamar Blvd
Patchogue, NY 11772 Austin, TX 78751

Schoharie County Clerk
284 Main Street
Schoharie, NY 12157

PLEASE TAKE NOTICE OF THE FOLLOWING:

Pursuant to RPAPL Article 19-A, as Special Counsel to the Village of Middleburgh, the undersigned having worked with the duly appointed Code Enforcement Officer and Building Inspector for the Village of Middleburgh, Schoharie County, State of New York, confirms that the above-referenced premises has been certified abandoned by reason of the following:

1. The premises has been vacant, is unsafe and uninhabitable; and
2. The premises have remained and continues to remain open and unguarded in violation of law; and
3. The owner is in arrears of one or more years in County/Town and School taxes; and

4. The Certificate of Abandonment has been filed in the offices of the undersigned.

The legal description of the property is as follows:

ALL THAT TRACT, OR PARCEL OF LAND with the buildings thereon, situate, lying and being in the Village and Town of Middleburgh, County of Schoharie and State of New York, more particularly described as follows:

Beginning on a street commonly called railroad avenue at a point on the westerly side thereof, and being the northeasterly corner of a lot of land occupied formerly by Erskine Cornell, now owned and occupied by Cornelius Van Voris, and running thence westerly along the lands so owned by Cornelius Van Voris to the lands formerly owned by said Carr Sheldon, now owned by Alberta B. Bliss; thence northerly along the lands formerly owned by said Carr Sheldon, now owned by Albert B. Bliss, to the lands formerly owned by Mary H. Miller, now owned by Eva Efner; thence easterly along the lands of said Eva Efner to the said street commonly called railroad avenue, thence along said street in a southwesterly direction to the place of beginning, containing one-fourth of an acre of land, be the same more or less.

Also, all that certain lot, piece or parcel of land situate, lying and being in the Village and Town of Middleburgh, County of Schoharie, and State of New York, bounded and described as follows, viz: beginning at an iron stake driven in the ground on the westerly edge of sidewalk at a point fifty-nine (59) feet westerly from the north line of the brick building of Myer Lane extended to the sidewalk and running thence westerly a distance of fifty-seven (57) feet and four (4) inches to an iron stake driven in the ground in the line between the lands formerly of Alice E. Smith, now of Cornelius Van Voris and Frank W. Bliss; thence easterly along the southerly line of the lands of said Frank W. Bliss to the sidewalk; thence southerly along the westerly edge of the sidewalk a distance of about two (2) feet and four (4) inches to the place of beginning - the lot conveyed being a triangular piece of land, the intention being to convey all the land between the said first line running from one iron stake to the other iron stake and the lands heretofore owned by said Frank W. Bliss.

Also, all that certain lot, piece or parcel of land situate, lying and being in the Town and Village of Middleburgh, New York and bounded and described a follows: beginning at the southwest corner of the lands of Frank W. Bliss at a post where the lands of Alice E. Becker, lands of said Bliss and this lot conveyed corner, and running thence northerly along the westerly line of the lands of said bliss (being a distance of forty-one feet

and six inches) to a point or post where the lands of Mrs. Thompson Efner and the lands of said Bliss corner, thence following the line between the lands of said Bliss and Mrs. Thompson Efner extended in a westerly direction to a point at the westerly edge of the building lately occupied by Mrs. Elizabeth Efner, in the easterly bounds of the roadway, (being a distance of 21 feet and 11 inches from a point where the lands of Bliss and Mrs. Thompson Efner corner), thence in a southerly direction to an iron stake driven in the ground, thence easterly a distance of twenty feet and two inches to the place of beginning.

Also all that certain lot, piece or parcel of land situate, lying and being in the Village and Town of Middleburgh, County of Schoharie and State of New York, bounded and described as follows: Southerly by the lands formerly of Jack Efner, now of Frank A. Sullivan; westerly by the lands of Frank A. Sullivan and lands formerly occupied by Jeremiah Zandt, now deceased; northerly by Sheldon Avenue and Westerly by the land or roadway leading from Sheldon Avenue to Main Street


Being the same premises conveyed by DTH Reo to Full Moon Dry Cleaner LLC by Deed dated January 10, 2022 and recorded on April 25, 2022 in Book 1162 at Page 175.
(Schedule A)

PLEASE TAKE FURTHER NOTICE that pursuant to RPAPL §1971 and 1971-a, it is a crime for anyone to take remove or otherwise damage the fixtures or the structure of the building other than with the permission of the undersigned or the owner.

AND TAKE FURTHER NOTICE, that RPAPL §§ 1972 and 1973, the Village of Middleburgh will commence a special proceeding in Supreme Court, Schoharie County for a judgment confirming the abandonment of the premises and conveying all title and interest in the premises to the Village unless the owner notifies the undersigned within thirty (30) days that the premises is not abandoned and demonstrating that the conditions upon which the finding of abandonment have been made do not exist or have been corrected.

Dated: February 27, 2025

YOUNG/SOMMER LLC

By: 

E. Hyde Clarke, Esq.
Special Counsel, Village of Middleburgh
Executive Woods
5 Palisades Drive, Suite 300
Albany, New York 12205
Tel. 518-438-9907
Fax 518-438-9914

SCHEDULE A

Property:

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SBL No.: 106.15-4-2

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