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NOTICE OF SALE

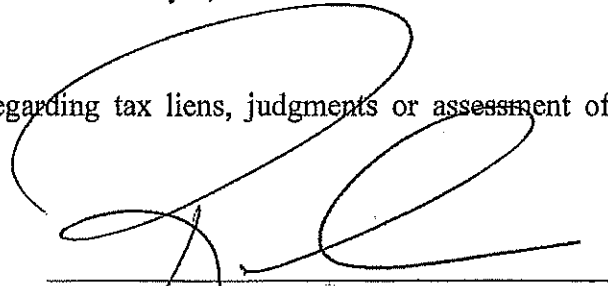
TOWN OF NEW HARTFORD
TOWN CLERK

By virtue of an Order issued out of Supreme Court, County of Oneida, State of New York and signed by the Hon. Scott Del Conte, J.S.C. on May 27, 2023 and by virtue of an Execution dated February 5, 2024 against the real property of Leon R. Koziol, the undersigned will sell at public auction, pursuant to law, at the Oneida County Sheriff's Office, Oneida County Courthouse, Utica, New York on the 16th day of May, 2024 at 10:00 a.m., all the right, title and interest which the aforesaid had on May 27, 2023, or anytime subsequent thereto, in and to the lands and premises located at and being a parcel of land located at 1336 Graffenburg Road, New Hartford, New York, bearing Tax Map No.: 341.005-2-42, bounded and described as follows:

See attached Schedule A.

Being the same premises conveyed to Leon R. Koziol by Leon Koziol and Kelly Hawse-Koziol, as joint tenants with the Right of Survivorship, by Warranty Deed dated September 2024 and recorded in the Oneida County Clerk's Office on February 2, 2006 as Instrument No.: 2006-002080.

The Sheriff makes no representation regarding tax liens, judgments or assessment of record, if any, against the property.



Robert M. Maciol
Oneida County Sheriff
Law Enforcement Building
Oriskany, New York 13424

SCHEDULE A DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of New Hartford, County of Oneida and State of New York, being the southerly part of the premises shown as PARCEL #2 on Map 35-10-12-1, showing the property of Sherman Hills, Inc. in the Town of New Hartford, County of Oneida, State of New York, made by A.J. McLoughlin, C.E. dated October 12, 1935 and revised June 14, 1937.

Said parcel hereby intended to be conveyed is more particularly bounded and described as follows: Beginning at a point in the southeasterly corner of the portion of said PARCEL #2 on said Map 35-10-12-1, belonging to William A. Schmitt, which is the point of intersection of the westerly line of a private road and the northerly line of a certain driveway and running thence in a southerly direction and curving to the east on the arc of a circle of one hundred feet (100) radius along the westerly line of said private road and the westerly line of said private road to an iron pin set at the point of intersection of the westerly direction and curving to the southerly line of said driveway; running thence in a westerly direction and curving to the south on the arc of a circle of forty-six and fifty-two hundredths (46.52) feet radius whose subtended chord bears south 85 deg. 40 min. W. for a distance of twenty-eight and ninety-seven hundredths (28.97) feet running thence S. 67° 32' W. a distance of thirty-four and twenty hundredths (34.20) feet, running thence in a southwesterly direction and curving to the south on the arc of a circle of sixteen and nine hundredths (16.09) feet radius whose subtended chord bears S. 24° 54' W for a distance of twenty-one and seventy-eight hundredths (21.78) feet; running thence N. 87° 22' W. a distance of forty-eight and thirty-three hundredths (48.33) feet; running thence N. 79° 43' W. a distance of one hundred forty-five and twenty-two (145.22) hundredths feet to a point in the center of a small stream running thence north down the center of said stream, as it winds and turns, to a point which is seventy and ninety-four hundredths (70.94) hundredths (70.94) feet on a bearing of N. 13° 14' W. from the last described point; running thence S. 78° 0' E. a distance of two hundred seventy-five and twenty-two (275.22) feet to the place of beginning.