

STATE OF NEW YORK  
SUPREME COURT : COUNTY OF BROOME

MIRABITO HOLDINGS, INC.,

Plaintiff,

v.

B&R 238 CORP., formerly known as ABBOTT &  
MILLS, INC.; ROBERT ABBOTT and RALPH  
MILLS,

Defendants.

Index No.: EFCA2017001075

**NOTICE OF SALE  
OF REAL PROPERTY**

**SHERIFF'S EXECUTION SALE**

By virtue of an execution issued out of the Supreme Court, Broome County, at the suit of Mirabito Holdings, Inc., plaintiff, against the property, real and personal of B&R 238 Corp., formerly known as Abbott & Mills, Inc., Robert Abbott and Ralph Mills, defendant(s), I, the undersigned Sheriff of Orange County, have seized all of the right, title, interest which the said defendant(s), B&R 238 Corp., formerly known as Abbott & Mills, Inc., Robert Abbott and Ralph Mills had on the 8<sup>th</sup> day of December, 2017, or subsequent thereto, of, in and to the following described premises which I shall expose for sale at public auction as the law directs, in the front lobby of the Orange County Sheriff's Office, 110 Wells Farm Road in the Town of Goshen, County of Orange, New York, on the 22nd day of June, at eleven o'clock in the forenoon, to wit:

60-2-42

All that lot of land situate in Gardnertown, Town of Newburgh, Orange County, New York bounded and described as follows:

Beginning at a point in the middle of the Gardnertown Road leading from Gardnertown to Newburgh, said point being the southeast corner of lands of Louis D. and Dorothy M. Abbott; thence along the middle of said road North 82° 07' 15" West 93.84' and North 89° 59' West 73.90'; thence North 1° 44' 40" East 25.00' to an iron pipe; thence continuing along said course North 1° 44' 40" East 175.07' to an iron pipe; thence North 88° 02' 20" East 176.64' to an iron pipe in a stone wall; thence along said stone wall South 4° 10' 50" West 219.47' to the point of beginning.

60-2-40.1

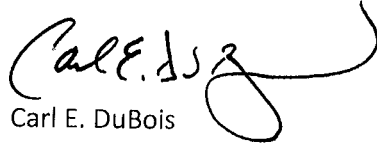
All that certain parcel of land situate, lying and being in the Town of Newburgh, Orange County, N.Y., bounded and described as follows:

Beginning at an iron pin in the division line between lands of Abbott & Mills, Inc. and Louis D. Abbott and Dorothy M. Abbott, his wife, said point is located along a course of North 1° 44' 40" East 200.07 feet from the centerline of Gardnertown Road and being the southwest corner of the herein described parcel, thence North 1° 44' 40" East 376.44 feet to an iron pin, thence South 86° 22' 40" East 191.86 feet to a point, thence South 4° 10' 50" West 359.06 feet to an iron pin, thence South 88° 02' 20" West 176.64 feet to the point of beginning, containing 2.455 acres.

Together with and subject to an easement for ingress and egress to and from the public highway as in Liber 2140 page 645.

The foregoing described premises are also known as 238 Gardnertown Road, Newburgh, New York 12550.

Dated: 3/22/22

  
Carl E. DuBois

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SHERIFF OF ORANGE COUNTY

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