

# St. Lawrence County Sheriffs Office

## Notice of Real Property Sale

315-379-2221

Sheriff's Docket Number: 17003179

State of New York  
County of St. Lawrence

Robert Knapp, Judgment Creditor  
Vs.

Philip M. Mossow, Cindy L. Mossow, and Christopher M. Mossow, D/B/A P.M. Logging,  
Judgment Debtors

By virtue of an execution against property, from a judgment issued out of the Supreme Court of the State of New York, to me directed and delivered, against the goods, chattels, lands and tenements of Christopher M. Mossow, said judgment having been entered on February 27<sup>th</sup>, 2017 and recorded by the St. Lawrence County Clerk's office on March 6<sup>th</sup>, 2017; I have seized and taken all right, title and interest of the said judgment debtor in and to the following real property, to wit, 75 acres of land located on Days Mills Road, Town of Hopkinton, bearing Tax Map No. 68.002-2-4.2, and further described within the attached Schedule "A" legal description.

I am selling the above, subject to any liens, chattels, mortgages, conditional sales, or any other encumbrances.

**Date of Sale: February 7th, 2018**

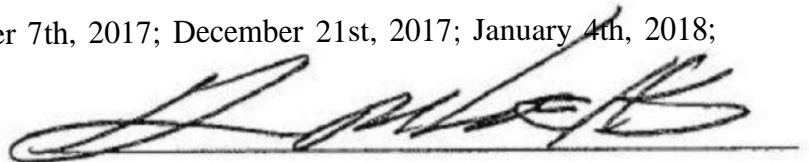
**Time of Sale: 10:00AM**

**Location of Sale: Sheriffs Civil Office, 49 14 Court Street, 2<sup>nd</sup> Floor, Canton NY**

**Terms of Sale:** A payment of 20% of the successful bid is due at conclusion of bidding: Payment will be by cash, money order or certified check only. The balance of the bid is to be paid by the close of business 10 working days after the sales conclusion. The 20% down-payment may be forfeited if the balance is not paid by due date. Sale is subject to final approval of the Sheriff. All questions concerning this property and/or encumbrances upon it are the responsibility of the bidder to research prior to bidding. **Please consult an attorney regarding these issues.**

Attorney for the Creditor: Scott B. Goldie  
Conboy, McKay, Bachman & Kendall, LLP  
2 Judson Street  
Canton, NY 13617

I direct this notice to be published on December 7th, 2017; December 21st, 2017; January 4th, 2018; January 18<sup>th</sup>, 2018



**Kevin M. Wells**  
Sheriff of St. Lawrence County

## SCHEDULE "A" - LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Hopkinton, County of St. Lawrence, and State of New York, being known and distinguished as a part of a certain 800 acres of land deeded by Roswell Hopkins to David Parish, bounded on the south and west by the northwest Bay Road and land of now or formerly Thaddeus Laughlin; on the east by the line between the County of St. Lawrence and the County of Franklin and northerly by the east branch of the St. Regis River and the St. Lawrence Turnpike Road; BEGINNING at a point on the margin of the southerly bank of the east branch of the St. Regis River 28 links north from a spruce tree cornered and marked and runs from thence south 38 chains and 20 links to a point in the center of the highway known as the Blanchard Road  $37\frac{1}{2}$  links south of a cedar post and stones, being the southwest corner of now or formerly, Hiram Taylor's lot; thence along the center of said road north  $68\frac{1}{2}$  degrees west 20 chains 30 links to the southeast corner of a now or formerly unsold lot, and distant north  $68\frac{1}{2}$  degrees west from the center of said road 52 chains 30 links from the angular point in said road where it runs south to the northwest Bay Road; thence north 47 chains 50 links to the margin of said river 32 links north of a post and stones; thence up said river as it winds and turns to the place of beginning, containing 83.68 acres of land be the same more or less.

EXCEPTING AND RESERVING to the party of the first part (Sulham Mfg Co. 1921) and/or its predecessors in title the right to flow for hydraulic purpose any of said land, and the right and privilege of carrying a penstock or flume across said lands for hydraulic purposes and any and all transmission lines, with the privilege of entering upon with men and teams for the purpose of making repairs, renewals or construction; with the right, however, to the party of the second in case a flume is constructed across said lands, to have access to the river by a passageway either under or over said penstock, or at the option of the party of the first part and or its predecessors in title to furnish water to a trough for the purpose of watering cattle.

BEING the same premises conveyed to party of the first part Gordon S. Weller by deed dated Dec. 6, 1954 and recorded in St. Lawrence County Clerk's Office in Liber page 707 at page 137.

ALSO BEING THE same premises conveyed to Gordon S. Weller by Glenn R Larrabee by deed dated May 13, 1938 and recorded in St. Lawrence County Clerk's Office in Liber 310 at page 231.

ALSO BE THE SAME PREMISES conveyed to Glenn R. Larrabee by Sulham Manufacturing Company by deed dated July 26, 1921 and recorded in the St. Lawrence County Clerk's Office in Liber 198C at page 1904.

EXCEPTING AND RESERVING TO THE GRANTOR HEREIN all that plot or parcel of land commencing at a point in the center of the aforementioned road where the easterly line intersects the said road and proceeding thence north  $68\frac{1}{2}$  degrees west along the center of the Blanchard Road 800 feet to a point; thence North in a line parallel with the East line of the premises of the grantor herein a distance of 500 feet to a point; thence easterly in a line parallel with the aforementioned road 800 feet to the East line

aforementioned and thence south in the east line to the center of the Blanchard Road, the place of beginning. Containing all the lands contained therein.

BEING the same premises conveyed by Robert Sessions to Robert W. Sessions General Partner of the Sessions Family Partners, Ltd. dated 2/1/1994 recorded in the St. Lawrence County Clerk's Office on August 18, 1994 in Liber 1091 of Deeds at Page 340.

The above exception may also be described as follows:

ALL THAT TRACT PIECE OR PARCEL OF LAND, situate in the Town of Hopkinton, County of St. Lawrence, State of New York and bounded and described as follows:

COMMENCING at point in the centerline of Day's Mill Road where the centerline of Mill Road intersects the same, thence North 68 degrees 23 minutes 22 seconds West, 989.19 feet along the centerline of Day's Mill Road to the point or place of beginning, said point being the southwesterly corner of Robert Sessions (Liber 983 Page 550), thence North 68 degrees, 30 minutes 00 seconds West, 800.00 feet along the centerline of Day's Mills Road to a point,

Thence North 00 degrees 25 seconds West, 500 feet to an iron rered set, said course passing over an iron rered set 26.62 feet northerly from said centerline;

Thence South 68 degrees 30 minutes 00 seconds East, 800.00 feet to an iron rod set in the westerly line of Sessions (Liber 983 Page 550);

Thence South 00 degrees 05 minutes 23 seconds East, 500.00 feet along a tree row along the westerly line of Sessions (Liber 983 Page 550) to the point or place of beginning, said course passing over an iron pipe found 26.62 feet northerly from said centerline;

Containing 8.539 acres of land surveyed by Haynes and Smith Associates, Professional Land Surveyors, during December, 1992

BEING a portion of land conveyed to Lorus L. and Cora M. DeShaw by Larus DeShaw in a deed dated April 21, 1981 and recorded in the St. Lawrence County Clerk's Office in Liber 958 of Deeds at Page 202.

BEING the same premises conveyed by Lorus L. DeShaw and Cora M. DeShaw, his wife to Sessions Family Partnership by Deed dated December 7, 1994 and recorded in the St. Lawrence County Clerk's Office in Liber 1085 of Deeds at Page 12.

Together with and subject to any easements, exceptions, rights, privileges, obligations and conditions of record.