

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF SCHOHARIE**

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
("FANNIE MAE") A CORPORATION ORGANIZED  
AND EXISTING UNDER THE LAWS OF THE UNITED  
STATES OF AMERICA,

Plaintiff,

– against –

FRED DUFEK, JR.; ROBIN DUFEK; LAURIE DUFEK;  
TROY DUFEK,

Defendants,

Index No.  
2022-3

AFFIDAVIT

STATE OF NEW YORK     )  
  ) ss.:  
COUNTY OF Albany     )

DANIEL J. CARD, being duly sworn deposes and says:

1. I am an associate broker at A-1 REO Services, LLC, the property manager for FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION with respect to the premises known as 208 Bassler Road, Middleburgh, New York 12122, County of Schoharie (Section 119, Block 3, Lots 3 & 4).


2. I have visited the subject premises on multiple occasions and have observed that the premises do not have road access to conduct the eviction and removal of the personal possessions from the premises.

3. The only driveway into the premises is through Lot 12. The Defendants have installed a locked and chained metal gate with signs stating "PRIVATE PROPERTY" "WATCHING CLOSED CIRCUIT TELEVISION – 24 HOUR RECORDING" to prevent road access. Annexed hereto as Exhibit A is a photograph that I captured at the premises at the Lot 12

entrance from Bassler Road. The photograph fairly and accurately depicts the scene depicted.


4. Lot 3 cannot be accessed through Lot 4 because, to the extent a narrow hiking path exists, even walking access is prevented by challenging terrain and overgrown trees and shrubbery. Moreover, even on Lot 4, the Defendants have installed chains, gates, and signage stating that trespassers will be shot. Annexed hereto as Exhibit B is a photograph that I captured at the premises at Bassler Road and Lot 4. The photograph fairly and accurately depicts the scene depicted.

5. Due to the foregoing, Petitioner respectfully requests access to the abutting lot (known as Lot #12) to conduct the eviction.

  
DANIEL J. CARD A-1 REO Services, LLC

Sworn to before me this  
20 day of January 2022

A-1 REO Services, LLC  
956 Pine Hill Drive North  
Schenectady, NY 12303  
www.A-1REO.com

  
Notary Public

Danielle Szesnat  
Notary Public, State of New York  
Reg. No. 02SZ6427486  
Qualified in Albany County  
Commission Expires December 27, 2025