LEGAL NOTICE
STATE OF NEW YORK
COUNTY COURT COUNTY OF ALBANY
In the Matter of the "In Rem" Delinquent Tax Lien Foreclosure Proceeding brought pursuant to Article Eleven, Title 3 of the Real Property Tax Law
by
THE COUNTY OF ALBANY, NEW YORK, TAX DISTRICT
against
Those Parcels of Real Property included in the LIST OF DELINQUENT TAXES filed on July 12, 2019 covering the TOWNS of BERNE, BETHLEHEM, COEYMANS, COLONIE, GREEN ISLAND, GUILDERLAND, KNOX, NEW SCOTLAND, RENSSELAERVILLE AND WESTERLO, Albany County.
PETITION AND NOTICE OF FORECLOSURE
Index No. 01926-19

PLEASE TAKE NOTICE that on May 19, 2025 the Commissioner of the Albany County Department of Management and Budget as Enforcing Officer (hereinafter "Enforcing Officer") of the Albany County, New York, Tax District (hereinafter "Tax District") pursuant to law filed with the Clerk of Albany County this document intended to serve as both the Petition of Foreclosure and the Notice of Foreclosure in the above captioned proceeding to enforce the payment of unpaid real property taxes or other lawful charges that have accumulated and become liens against the parcels of real property included in the above specified List of Delinquent Taxes ("List") a copy of which List was annexed to said Petition and Notice when it was filed with said Clerk.

Effect of filing: All persons and entities having or claiming to have any right, title or interest in or lien upon any of the parcels of real property included in the annexed List are hereby notified that the filing of this Petition and Notice of Foreclosure constitutes the commencement by the Tax District of a proceeding in the above specified Court to foreclose "in rem" the unpaid tax liens on the parcels of real property included in the List which was annexed to said Petition and Notice when it was filed with said Clerk.

Nature of proceeding: This proceeding is brought only to foreclose unpaid tax liens on the parcel(s) of real property included in the annexed List and no judgment will be entered in this proceeding against any person for taxes or other legal charges or any part thereof.

Persons affected: This notice is directed to all persons and entities having or claiming to have any right, title or interest in, or lien upon any of the parcels of real property included in the annexed List. Such persons are hereby further notified that a duplicate of this Petition and Notice of Foreclosure and annexed List have been filed in the office of the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the below specified last day for redemption.

Right of redemption: Any person having or claiming to have any right, title or interest in or lien upon any of the parcels of real property included in the annexed List may on or before the last day for redemption below specified redeem the same by paying to the Tax District the amount of all of the unpaid tax liens thereon computed to and including said last day for redemption. Such payments must be made to the Albany County Commissioner of Management and Budget, 112 State Street, Room 1340, Albany, New York 12207. In the event that a person or entity other than the record owner of the parcel pays such tax liens, such person or entity is only entitled to have the tax liens satisfied of record and will not by reason of such payment acquire any ownership interest in the parcel. Personal checks will not be accepted on or after the date of this Petition and Notice. Payment by cash, certified check, bank check or money order is required.

Last day for redemption: The last day for redemption is hereby fixed as January 15, 2026.

Service of an Answer: Any person or entity having or claiming to have any right, title or interest in or lien upon any of the parcels of real property included in the List annexed to said Petition and Notice of Foreclosure when it was filed with said Clerk may interpose a duly verified Answer setting forth in detail the nature and amount of said claim or interest and any defense or objection to the foreclosure proceeding. Such Answer must be filed in the Office of the Albany County Clerk and served upon the attorney for the Tax District, the Albany County Attorney, at the address shown below on or before the above mentioned as the last day for redemption.

Failure to redeem or answer: In the event of the failure to redeem or answer by any person or entity having the right to redeem or answer, such person or entity will be forever barred and foreclosed of any right, title and interest in or lien upon and equity of redemption had by them in the parcels of real property included in the annexed List and a Judgment in Foreclosure by default may be taken by the Tax District.

DATED: May 19, 2025

ENFORCING OFFICER
COUNTY OF ALBANY, NEW YORK, TAX DISTRICT

M. David Reilly, Jr., Commissioner, Albany County Department of Management and Budget

ATTORNEY FOR TAX DISTRICT:
Albany County Attorney
112 State Street, Room 600
Albany, New York 12207
Tel. No. (518) 447-7089

AFFIRMATION

I, M. DAVID REILLY, JR., Commissioner of the Albany County Department of Management and Budget, hereby affirm under the penalties of perjury that: I am the duly designated Enforcing Officer for the County of Albany, New York, Tax District; I have read the foregoing Petition and Notice of Foreclosure signed by me and I am familiar with its contents; and, the contents thereof are true to the best of my knowledge and belief.

DATED: May 19, 2025

M. David Reilly, Jr., Commissioner, Albany County Department of Management and Budget

EV 12/11, 12/25/25, 1/8/26

Housing Counseling Agencies — DFS Listing, May 2025, per NYS RPTL §1144

AGENCY	ADDRESS	CONTACT INFO
Affordable Housing Partnership of the Capital Region Inc.	255 Orange St., Albany, NY 12210	518-434-1730 ext 401
Albany County Rural Housing Alliance	PO Box 407 (mailing) 24 Martin Road (Physical) Voorheesville NY 12186	518-765-2425 ext 2589
Better Community Neighborhoods Inc	670 Franklin Street Suite 201 Schenectady NY 12307	518-372-7616
United Tenants of Albany	295 Hamilton St. Albany NY 12210	518-436-8997 ext 3
Legal Aid Society of Northeastern New York, Inc.	95 Central Avenue, Albany, NY 12206	1-833-628-0087
The Legal Project	24 Aviation Road, STE 101, Albany, New York 12205	518-435-1770

FORECLOSURE NO	TAX MAP NO	STREET NO	STREET NAME	TOWN/MUNICIPALITY	CURRENT OWNER	CLASS CODE
01926-19-000002	07000000010090000000		Thacher Park Rd	Town of Berne	Rose Scalzetto & Helen Ravida	311
01926-19-000023	07900100010160000000	1628	Helderberg Trl	Town of Berne	Napredak, LLC	484
01926-19-000033	09200000010520000000		Brookhaven Dr	Town of Berne	Lance Buchardt	314
01926-19-000036	10100000010010000000		Sickle Hill Rd	Town of Berne	John Tresay, Florence Tresay, KP Mellon (POA) for J. Lyons	314
01926-19-000041	10301000020020000000	783	Woodstock Rd Lot 149	Town of Berne	Joseph G Loubier	582
01926-19-000106	06301200030010000000		Arch Ave	Town of Bethlehem	Timothy & Kathy Blanchette	311
01926-19-000123	08400000030122320000	21	Capricorn Ln	Town of Bethlehem	Xiuyun Chen	210
01926-19-000194	10800000030080000000		Elm Ave	Town of Bethlehem	Michael J & Maria Gudz	311
01926-19-000195	10800000030090000000		Elm Ave	Town of Bethlehem	Michael J & Maria Gudz	311
01926-19-000209	12100000030040010000		Church Rd	Town of Bethlehem	Robert Beck	311
01926-19-000225	13300000010350000000	90	Old Ravena Rd	Town of Bethlehem	Phyllis M Ingraham & Dorothy A Dutton	210
01926-19-000229	13300400030360000000	14	Whitehead St	Town of Bethlehem	Darlene Marie Clouse	210
01926-19-000310	14300000010140000000	90	Payne Rd	Town of Coeymans	Leila Assad	312
01926-19-000313	14300000010330000000		Payne Rd	Town of Coeymans	Leila Assad	314
01926-19-000320	15400000010350020000	29	Coons Rd	Town of Coeymans	Martin & Brenda Shields	210
01926-19-000342	16700000030570020000	47	Rutkiewicz Rd	Town of Coeymans	Edward W Eck Jr	112
01926-19-000357	16801300010170000000		Martins Hill Rd	Town of Coeymans	Darlene Mergendahl	314
01926-19-000366	17700000010040000000		CR 111	Town of Coeymans	Maryanne Virgilio	314
01926-19-000512	00400400010170000000	39	Schaffer Dr	Town of Colonie	Chad & Sandra Valenti	210
01926-19-000576	01600700020120000000	12	Fisler Ave	Town of Colonie	Gordon D. Van Ness	311
01926-19-000601	01900200060350010000	384 A	Old Loudon Rd	Town of Colonie	Jamie Palmieri	311
01926-19-000605	01900900020170000000	705	Troy Schdy Rd	Town of Colonie	Rafferty Property Management Company, LLC	330
01926-19-000607	01901500010200000000	8	Austin Ave	Town of Colonie	EW Birch Bldrs & Const Inc.	311
01926-19-000612	01901900010050000000	3	School St	Town of Colonie	NGAJ, LLC	483
01926-19-000622	02800200020060000000	4152	Albany St	Town of Colonie	Mark Nemith	311
01926-19-000629	02900300010130010000	4276	Albany St	Town of Colonie	John C McCashion	449
01926-19-000630	02900300010130020000	4276 A	Albany St	Town of Colonie	Nat'l Railroad Passenger Corp	843
01926-19-000634	02900500010420000000	41	Dunning Ave	Town of Colonie	Gloria Nadeau	210
01926-19-000639	02901000010280000000	78	Consaul Rd	Town of Colonie	Milton B Hillsey	311
01926-19-000644	02901600020680000000	44	Bridle Path	Town of Colonie	Hmiel Estate of Frederick J	210
01926-19-000672	03200800020220000000	8	Craig St	Town of Colonie	Mott Blair and Co	311
01926-19-000685	04200200040480000000	10	Bertha Terrace	Town of Colonie	Robert D. Neill	210
01926-19-000689	04200900010190000000	9	Hialeah Dr	Town of Colonie	Charles J Weinlein	210
01926-19-000690	04201500010300000000	64	Ahl Ave	Town of Colonie	John C Boland	210
01926-19-000700	04201900050230000000	298	Sand Creek Rd	Town of Colonie	Charles M Sims	210
01926-19-000706	04300100050680000000	15	Tower Hts	Town of Colonie	Francis Howard Taylor	210
01926-19-000726	04400600030420000000	69	Homewood Ave	Town of Colonie	Peter R Foreman	311
01926-19-000743	05300700040460000000	55	Osborne Rd	Town of Colonie	Dora Counihan	210
01926-19-000752	05301100060490000000	15	Quincy St	Town of Colonie	Linda Hoyt	210
01926-19-000754	05301100080340000000	25	Newton St	Town of Colonie	Charles G Racicot	311
01926-19-000774	05401300020640000000	2	Corning St	Town of Colonie	Jaden B. Associates, LLC	330
01926-19-000779	05500600050070000000	5	Cornell Dr	Town of Colonie	Donna Marie Kenny	210
01926-19-000784	05501400020040000000	2	Private Rd C	Town of Colonie	Gerald W Hackstadt	330
01926-19-000785	05501700010210000000	726	North Pearl St	Town of Colonie	Louise Conti	330
01926-19-000903	02008400030210010000	89	Cannon Street Rear	Town of Green Island	John F Cannon	311
01926-19-000905	03203600010100000000	16-18	Paine St	Town of Green Island	Timothy Weisenforth	220
01926-19-001016	02400000010490000000		Bond Rd Rear	Town of Guilderland	Hung Kay Lo & Yee Sui Lo	322
01926-19-001039	04800000010320000000	400	Mt Presentation Way	Town of Guilderland	Sisters of the Presentation of the Blessed Virgin Mary	614
01926-19-001040	04800000010370000000	100-300	Mt Presentation Way	Town of Guilderland	Sisters of the Presentation of the Blessed Virgin Mary	620
01926-19-001053	05100700010230000000	5	Pauline Ave	Town of Guilderland	Robert Carle	210
01926-19-001066	05200900030650000000		Pine St	Town of Guilderland	Daniel J Sweet	311
01926-19-001080	06300500010180040000	3019	Squire Blvd	Town of Guilderland	Marie Cascone	210
01926-19-001522	05600000010310000000		Beebe Rd	Town of Knox	Craig D Horn & Lisa Horn	314
01926-19-001525	05700000010180000000	2170	Berne Altamont Rd	Town of Knox	Michael Morey	483
01926-19-001530	05700000010340000000	2252	Berne Altamont Rd	Town of Knox	Daphne Cotter	312
01926-19-001606	07200800010160040000	8	Krystal Ln	Town of New Scotland	Eric Erkkinen	210
01926-19-001612	08200000030340000000	2683	New Scotland Rd	Town of New Scotland	Charles E Sullivan Jr	210
01926-19-001614	08300000010230020000	32	New Salem South Rd	Town of New Scotland	John Frone	210
01926-19-001616	09300000010270000000		Delaware Tpke	Town of New Scotland	Dennis J Richardson	314
01926-19-001630	10600000040300000000		Morningstar Ln	Town of New Scotland	Robert Vandenburgh & Roslyn Vandenburgh	314
01926-19-001636	11800000030390000000	2341	Indian Fields Rd	Town of New Scotland	Adrian Leclair	210
01926-19-001637	11900000010170100000		Leonard Lane	Town of New Scotland	James Seaburg	314
01926-19-001638	11900000010170200000	12	Leonard Lane	Town of New Scotland	James Seaburg	210
01926-19-001721	14900000010100230000	485	Hale Rd	Town of Rensselaerville	Perry John Moak	210
01926-19-001722	15800000010010000000	3614	SR 145	Town of Rensselaerville	Matthew Porterfield & Cheryl Porterfield	242
01926-19-001723	15900000010090000000	3306	SR 145	Town of Rensselaerville	Barbara Saul & Benjamin Saul	242
01926-19-001741	17100000030220000000		CR 352	Town of Rensselaerville	Vernon Goodrich	210
01926-19-001748	18100000010320000000	4891	Potter Hollow Rd	Town of Rensselaerville	Laura Bates	210
01926-19-001751	18100000020380000000		SR 145	Town of Rensselaerville	Dorothy Slinn	314

FORECLOSURE NO	TAX MAP NO	STREET NO	STREET NAME	TOWN/MUNICIPALITY	CURRENT OWNER	CLASS CODE
01926-19-001802	11500300020150000000	231	Lake Rd	Town of Westerlo	James E Scully	260
01926-19-001818	13800000020200130000		Cty Rte 402	Town of Westerlo	Dewey Northrup	322
01926-19-001835	15200000010250000000	6203	St Rte 32	Town of Westerlo	James Carelas	270
01926-19-001839	17400000010080000000		Pine Valley Rd	Town of Westerlo	Margaret Killian	314