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 described in the LIST OF DELINQUENT TAXES filed December 23, 2019 covering the CITY OF COHOES, Albany County
PETITION AND NOTICE OF FORECLOSURE
Index No. 01928-19

PLEASE TAKE NOTICE that on September 4, 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 annexed List.

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. 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 April 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 this Petition and Notice of Foreclosure as Exhibit "A" 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: September 4, 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: September 4, 2025



M. DAVID REILLY, JR., Commissioner,
Albany County Department of Management and Budget

EV 3/12, 3/26, 4/9/26

TOWN/CITY	FORECLOSURE NO.	TAX MAP NO.	STREET NO.	STREET NAME	CURRENT PARCEL OWNERS	LOFDT OWNER	CLASS CODE
City of Cohoes	01928-19-000033	01000700070220000000		Front St	M.S. Associates L.P.	M.S. Associates L.P.	311
City of Cohoes	01928-19-000042	01001000010010010000	155	Vliet St	Sprint	Sprint	837
City of Cohoes	01928-19-000043	01001000010010020000	155	Vliet St	Cellular One	AT&T	837
City of Cohoes	01928-19-000060	01001100030090030000		Surprenant Way	Paul W Heroux Jr	Paul W Heroux Jr	311
City of Cohoes	01928-19-000082	01001700010170000000	2	Kennedy Place	Redfern Catherine	Redfern Catherine	210
City of Cohoes	01928-19-000092	01002000010360000000	30	Lansing St	Bankers Trust Co. of California NA c/o Countrywide Home Loan	Bankers Trust Co. of California NA c/o Countrywide Home Loan	210
City of Cohoes	01928-19-000094	01002000020070020000		Central Ave	Henry J Gintof Jr	Ashley Gallager	311
City of Cohoes	01928-19-000101	01004100020020000000	47	Reservoir St	Ruth G Peters	Ruth G Peters	311
City of Cohoes	01928-19-000106	01004200010200000000	83	Vliet St	Dirk Ewan	Sanel Klapija	230
City of Cohoes	01928-19-000117	01005700010200000000	51	Simmons Ave	Kathryn Brennan	Kathryn Brennan	210
City of Cohoes	01928-19-000144	01006500020080000000	27	Walnut St	Joshua R Moylan	Joshua R Moylan	210
City of Cohoes	01928-19-000148	01006600030030000000	62	Younglove Ave	William E Riley	Daniel John Riley	220
City of Cohoes	01928-19-000174	01006800010010000000	115	Saratoga St	Blair Lumber Co Inc	"Floors & Supplies, Inc/ Crown Wood Floors & Supplies, Inc."	440
City of Cohoes	01928-19-000186	01007500020090000000	108	Congress St	Thomas P Brown Jr	"Xclusive Properties II, LLC"	220
City of Cohoes	01928-19-000215	01105300030020000000	19	River St	Carl Jourdanais & Robert Jourdanais Jr	Carl Jourdanais & Robert Jourdanais Jr	220
City of Cohoes	01928-19-000225	01106100030040000000	80	Ontario St	Jeffrey L Roberts	Jeffrey L Roberts	330
City of Cohoes	01928-19-000228	01106100030070000000	70	Ontario St	Jeffrey L Roberts	Jeffrey L Roberts	220
City of Cohoes	01928-19-000234	01106200010020000000	56	Continental Ave	Aaron Holland	Rashid Shah	220
City of Cohoes	01928-19-000255	02000800030250000000	61	Lincoln Ave	Caroline Borden & Edward Hermance	Caroline Borden & Edward Hermance	210
City of Cohoes	01928-19-000261	02000800040200000000		Whitehall St	Estate of John P Weber	Estate of John P Weber	310