

STATE OF NEW YORK  
COUNTY COURT, ULSTER COUNTY

In the Matter of the Foreclosure of Tax:  
Liens by Proceeding In Rem pursuant to :  
Article Eleven of the Real Property Tax:  
Law by Ulster County :

PETITION AND  
NOTICE OF  
FORECLOSURE

Index No. 15-3377

The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property. The parcels to which this proceeding applies are identified as follows as "Schedule A". This document serves both as a Petition of Foreclosure and a Notice of Foreclosure for purposes of this proceeding.

**Effect of filing:** All persons having or claiming to have an interest in the real property described in this petition are hereby notified that the filing of this petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclose each of the tax liens therein described by a foreclosure proceeding *in rem*.

**Nature of proceeding:** This proceeding is brought against the real property only and is to foreclose the tax liens described in this petition. No personal judgment will be entered herein for such taxes or other legal charges or any part thereof.

**Persons affected:** This notice is directed to all persons owning or having or claiming to have an interest in the real property described in this petition. Such persons are hereby notified further that a duplicate of this petition has 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 date specified below as the last day for redemption.

**Right of redemption:** Any person having or claiming to have an interest in any such real property and the legal right thereto may on or before said date redeem the same by paying the amount of all such unpaid tax liens thereon, including all interest and penalties and other legal charges which are included in the lien against such real property, computed to and including the date of redemption. **Such payments shall be made to Ulster County Department of Finance PO Box 1800 Kingston, NY 12402. Payment will be accepted in the form of a cashier's check, certified check, cash or money order.** In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record.

**Last day of redemption:** The last day for redemption is hereby fixed as February 22, 2018.

**Service of answer:** Every person having any right, title or interest in or lien upon any parcel of real property described in this petition may serve a duly verified answer upon the attorney for the Tax District setting forth in detail the nature and amount of his or her interest and any defense or objection to the foreclosure. Such answer must be filed in the Office of the County Clerk and

served upon the attorney for the Tax District on or before the date above mentioned as the last day for redemption.

**Failure to redeem or answer:** In the event of failure to redeem, or answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all his or her right, title and interest and equity of redemption in and to the parcel described in this petition and a judgment in foreclosure may be taken by default.

Dated: October 25, 2017

\_\_\_\_\_  
Burton Gulnick, Jr.  
Ulster County Commissioner of Finance

State of New York)

County of Ulster )ss

I, Burton Gulnick, Jr., being duly sworn, depose and say: I am the Commissioner of Finance for the County of Ulster. I have read this petition which I have signed, and I am familiar with its contents. The contents of this Petition are true to the best of my knowledge, based upon the records of the Ulster County Commissioner of Finance's Office. I do not know of any errors or omissions in this Petition.

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Burton Gulnick, Jr.  
Ulster County Commissioner of Finance

Attorney for County of Ulster:  
Beatrice Havranek  
County Attorney  
PO Box 1800  
Kingston, NY 12402

The names given being those of owners or occupants as the same appear on the assessment rolls for the levy year 2015. New York State Real Property Tax Law requires that owner of record must be advised of delinquent taxes, thus, some of the following may not be responsible for the tax incurred.

This list may not reflect all payments or contracts.

Please take notice that in the event a parcel is not redeemed and is thereafter foreclosed, the County of Ulster assumes no responsibility for any personal property located at the foreclosed premises, and any such personal property shall, as of the time the property is thereafter sold at public auction, be deemed abandoned.

**“SCHEDULE A”**

**TOWN OF DENNING**

VISKUP PAUL	042.000-0002-012.200-0000	G
BOBIK STEPHEN E	043.003-0002-011.000-0000	G
DOHERTY ERIC		
DOHERTY KATE	043.003-0002-017.000-0000	G
BOBIK STEPHEN		
BOBIK NANCY	043.003-0004-026.000-0000	G
GROSELL NICOLAI	050.001-0003-035.000-0000	G
PILOT BLUE HOLLOW LLC	051.000-0002-026.200-0000	G

**TOWN OF ESOPUS**

Etc.