

In the matter of the Foreclosure of Tax
Liens by Proceeding In Rem pursuant to
Article Eleven of the Real Property Tax Law by the County of Greene

PETITION AND
NOTICE OF
FORECLOSURE
Index No:15-0039

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 parcel to which this proceeding applies are identified on Schedule A of this petition, which is annexed hereto and made a part thereof. 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: Such proceeding is brought against the real property only and is only 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 all 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: Greene County Treasurer, 411 Main St. PO Box 191; Catskill, N.Y. 12414.

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 for redemption: The last day of redemption is hereby fixed as the 9th day of July 2015.

Service of answer: Every person having any right, title or interest in, or lien upon any parcel of real property described in such 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 will 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 such petition and a judgment in foreclosure may be taken by default.

Dated: April 9, 2015



Peter Markou, Treasurer, County of Greene

State of New York
County of Greene) SS:

Greene County Clerk
Document Number 414044
Rcvd 04/09/2015 12:19:03 PM

I, Peter Markou, being duly sworn, depose and say: I am the Enforcing Officer for the County of Greene. 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 County of Greene Tax Enforcer. I do not know of any errors or omissions in the petition.



Peter Markou
Treasurer, County of Greene

Sworn to before me this April 9, 2015



Maria LaRosa
Notary Public, State Of New York
Qualified in Greene County

Attorney for Tax District: Edward I. Kaplan, Esq.

Greene County Attorney
411 Main Street
Catskill, NY 12414

Schedule A

Parcel ID	Tax year & type	Current owner	Original Tax	Calculation base	Interest & penalties	Total due
SWIS: 192689						
138.00-14-1	2001 County/Town	Kolath Hotels & Casinos Inc, PO Box 5759	\$0.00	\$0.00	\$0.00	\$0.00
138.00-14-1	2008 County/Town	Kolath Hotels & Casinos Inc, PO Box 5759	\$72,833.86	\$76,477.65	\$58,887.78	\$131,617.94
138.00-14-1	2009 County/Town	Kolath Hotels & Casinos Inc, PO Box 5759	\$73,479.89	\$77,155.98	\$48,608.27	\$125,764.25
138.00-14-1	2010 County/Town	Kolath Hotels & Casinos Inc, PO Box 5759	\$75,190.45	\$78,952.07	\$40,265.56	\$119,217.63
138.00-14-1	2011 County/Town	Kolath Hotels & Casinos Inc, PO Box 5759	\$77,403.50	\$81,275.78	\$31,697.55	\$112,973.33
138.00-14-1	2013 County/Town	Kolath Hotels & Casinos Inc, PO Box 5759	\$82,113.89	\$86,221.58	\$12,932.94	\$99,154.52
Totals for: Town of Catskill			\$381,021.59	\$400,083.06	\$192,392.10	\$588,727.67

Schedule A totals:

\$381,021.59 \$400,083.06 \$192,392.10 \$588,727.67

STATE OF NEW YORK
COUNTY COURT : COUNTY OF GREENE

IN THE MATTER OF FORECLOSURE OF TAX LIENS
PURSUANT TO ARTICLE 11, TITLE 3 OF THE REAL
PROPERTY TAX LAW, BY THE COUNTY OF GREENE
LIST OF DELINQUENT TAXES (of parcels in certain
Towns in said County of Greene)

**TAX ENFORCEMENT
NOTIFICATION
Index No. 15-0039**

Parcel Assessed to: _____

Town Code: _____
Parcel ID: _____
Location: _____
Assessment: _____
Acreage: _____

To the party whom the enclosed notice is addressed:

You are presumed to own or have a legal interest in the parcel of real property described above.

A proceeding to foreclose on such property based upon the failure to pay real property taxes has been commenced. Foreclosure will result in the loss of ownership of such property and all rights in that property.

To avoid loss of ownership or any other rights in the property, all unpaid taxes and other legal charges must be paid prior to **Thursday, July 9, 2015** or you must interpose a duly verified answer in the proceeding. You may make payment to: Greene County Treasurer at Greene County Treasurer's Office, 411 Main Street, P.O. Box 191, Catskill, NY 12414 in the amount of all such unpaid taxes and charges prior to that date. You may wish to contact an attorney to protect your rights.

After **Thursday, July 9, 2015** a court will transfer the title of the property to the County of Greene by means of a court judgment in foreclosure by default. Should you have any questions regarding this notice, please call the Greene County Treasurer's Office at (518) 719-3527.

Dated: April 9, 2015