

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF PUTNAM

In the matter of the foreclosure of tax liens
by proceeding in rem pursuant to Article Eleven
of Real Property Tax Law by the County of Putnam
affecting parcels located in the Towns of Carmel,
Kent, Patterson, Philipstown, Putnam Valley
and Southeast

Index No. 500513/2026
Consolidating Index No.: 01638 / 2020

**NOTICE OF PETITION
AND NOTICE OF FORECLOSURE**

TO THE PARTY TO WHOM THE ENCLOSED IS ADDRESSED: You are presumed to have, own, or have a legal interest in one or more the parcels of real property described in the attached PETITION AND NOTICE OF FORECLOSURE, and the relevant pages of the List of Delinquent Taxes (In Rem List) attached as Schedule A. 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 ON OR BEFORE JULY 15, 2026 at 4:00 p.m.** or you must interpose a duly verified Answer in the proceeding. You must make payment by sending a certified check, cashier's check or money order (no personal checks will be accepted) to: Putnam County Department of Finance 40 Gleneida Avenue Carmel, New York 10512. Checks should be made payable to the Putnam County Commissioner of Finance. You may wish to contact an attorney to protect your rights. After **JULY 15, 2026** the Court will enter judgment authorizing the transfer of the property to the County of Putnam. Should you have any questions regarding this notice, please contact the undersigned. Dated: March 11, 2026 Mahopac, New York, JENNIFER M. HERODES, ESQUIRE Herodes Law, P.C. Attorney for Tax District, 888 Route Six, Mahopac, New York 10541, (845) 628-1100

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**PETITION AND NOTICE OF
FORECLOSURE**

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 on the attached **List of Delinquent Taxes (hereinafter referred to as the "In Rem List")**, which is annexed hereto and made a part hereof as Schedule A. This document serves both as a Petition of Foreclosure and a Notice of Foreclosure for purposes of this proceeding. **PLEASE TAKE NOTICE THAT ON THE 11th DAY OF MARCH, 2026. THE PUTNAM COUNTY COMMISSIONER OF FINANCE (SOMETIMES HEREINAFTER REFERRED TO AS THE "ENFORCEMENT OFFICER") OF THE COUNTY OF PUTNAM (HEREINAFTER REFERRED TO AS THE "TAX DISTRICT"), PURSUANT TO LAW, FILED THIS PETITION OF FORECLOSURE WITH THE CLERK OF THE COUNTY OF PUTNAM.**

Effect of Filing: All persons having or claiming to have an interest in the real property described on the In Rem List, attached hereto as Schedule A, 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 on the In Rem List, attached hereto as Schedule A. No personal judgment will be entered herein for such taxes or other legal charges or any party thereof.

Persons Affected: This notice is directed to all persons owning or having or claiming to have an interest in the real property described on the In Rem List, attached hereto as Schedule A. Such persons are hereby notified further that a duplicate of this Petition has been filed in the office of the Enforcement 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 July 15, 2026 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 should be made payable to the Putnam County Commissioner of Finance and mailed to:

Putnam County Department of Finance 40 Gleneida Avenue, Carmel, New York 10512

Payment must be made by certified check, cashier's check or money order. Personal checks will not be accepted. 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 for redemption is hereby fixed as the 15TH day of July, 2026.

Service of Answer: Every person having any right, title or interest in or lien upon any parcel of real property described on the attached In Rem List may serve a duly verified Answer upon the Putnam County Attorney, 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 Putnam 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 or foreclosed of all his or her right, title and interest and equity of redemption in and to the parcels described on the In Rem List, attached hereto as Schedule A, and a judgment in foreclosure may be taken by default. Dated: March 11, 2026

Mahopac, New York, Enforcement Officer: William J. Carlin, Jr., Putnam County Commissioner of Finance JENNIFER M. HERODES, ESQUIRE Herodes Law, P.C. Attorney for Tax District, 888 Route Six, Mahopac, New York 10541 (845) 628-1100