

**Foreclosure Stub Search Prepared by Corning Abstract & Closing  
Services**

**Certificate #:**

**Owner:**

Basded Seepersad

**Property:**

275 Second Avenue

**Parcel No.:**

76.62-2-26

**Current Mailing Address for Owner(s):**

287 Peninsula Blvd

Lynbrook, New York 11563

## **Interested Parties**

**NONE FOUND**

**Names Searched at Surrogate's Court:**

**Basdeo Seepersad**

1.

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Francis J. Sager and Mary C.  
Sager

to

Bargain and Sale Deed

Dated: June 21, 2007  
Ack: June 2, 2007  
Rec: July 2, 2007  
Inst #: 2888-1092  
Consid: \$332.00

Basdeo Seepersad  
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See copies attached



Albany County Clerk  
32 North Russell Rd.  
Albany, NY 12206-1324

Return to:

LAW OFC OF YORDEN C HUBAN PC  
208 19TH ST  
WATERVLIET NY 12189

Instrument: Deed

Document Number: 9987377 Book: 2888 Page: 1092

Grantor

SAGER, FRANCIS J  
SAGER, MARY C

Grantee

SEEFERSAD, BASDEO

Number of Pages: 4

Amount: \$83000.00

Transfer Tax Receipt  
Albany County Clerk Received:  
Trans Tax # 8214  
.....\$332.00

Filing Date/Time: 07/02/2007 at 9:27 AM

Receipt Number: 393915

Note:

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316A(5) &  
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH.

*Thomas G. Clingan*

Thomas G. Clingan, County Clerk

Albany County Clerk  
Deed Books (Record Room)  
Book 2888 Page 1093



Record and Return to:

The Law Office of  
Yorden C. Huban, P.C.  
208 19<sup>th</sup> Street  
Watervliet, NY 12189

Albany County Clerk  
Document Number 9987377  
Rcvd 07/02/2007 9:27:59 AM



## **BARGAIN AND SALE DEED**

*THIS INDENTURE*, made the 21 day of June, 2007, between

**FRANCIS J. SAGER and MARY C. SAGER**, with an address of P.O. Box 43, Nassau, New York 12123, parties of the first part, and

**BASDEO SEEPERSAD**, residing at 287 Peninsula Boulevard, Lynbrook New York 11563, party of the second part,

WITNESSETH that the parties of the first part, in consideration of one dollar and no cents (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns, forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the 1<sup>st</sup> Ward of the City and County of Albany, State of New York, known, numbered and designated on the 1972 Assessment Roll of the City of Albany, County of Albany and State of New York as follows:

Ward 1, City of Albany, County of Albany, Alleged Owner; Alexander Sager, described as follows: Street No. 275 Second Avenue, Lot No. Side - North between O'Connell Street and Raymo Street, bounded by lands now or formerly of: North - O'Connell Street, South - Second Avenue, East - O'Connell Street, West - Rossman. Dimensions: 25.12 x 100.

Being Parcel W-1-30-72 on List of Delinquent Taxes filed in the Albany County Clerk's Office September 13, 1973 in an action entitled "In the Matter of Foreclosure of Tax Liens pursuant to Article Eleven, Title Three of the Real Property Tax Law by County of Albany, New York" duly brought in the County of Albany for the foreclosure of certain tax liens on said September 13, 1973.

Said premises being included in deed executed by Eugene P. Devine, County

Treasurer of the County of Albany, New York, to County of Albany dated April 3, 1974 in Book 2079 of Deeds at Page 1.

With all appurtenances, subject to covenants, easements and restrictions of record.

Being the same premises conveyed to Francis J. Sager and Mary C. Sager dated April 4, 2006 and recorded in the Albany County Clerk's Office on April 7, 2006 in Liber 2840 on Page 106.

Commonly known as: 275 Second Ave., Albany, NY 12209

Subject to easements, restrictions, covenants and conditions of record affecting said premises and any state of facts an accurate survey would disclose.

The premises are not in any agricultural district and the parcel is entirely owned by the transferors.

**TOGETHER** with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, his heirs and assigns, forever.

**AND** the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

**AND** the parties of the first part, in compliance with Section 13 of the Lien Law, covenant that the grantors herein will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**IN WITNESS WHEREOF**, the parties of the first part have hereunto set their hands and seals the day and year first above written.

  
FRANCIS J. SAGER

Mary C. Sager  
MARY C. SAGER

STATE OF NEW YORK )  
 )ss.:  
COUNTY OF Albany )

On the 8 day of June, 2007, before me, the undersigned, personally appeared FRANCIS J. SAGER and MARY C. SAGER, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and they acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the persons upon behalf of whom the individuals acted, executed the instrument.

Kelly Malloy Pogoda  
Notary Public  
KELLY MALLOY POGODA  
Notary Public, State of New York  
Qualified in Rensselaer County  
No. 01MA4996913  
Commission Expires July 13, 2016

STATE OF NEW YORK  
COUNTY - Albany  
CITY - Albany  
SMIS - 010100

2022 FINAL ASSESSMENT ROLL  
TAXABLE SECTION OF THE ROLL - 1  
PROPERTY LOCATION SEQUENCE  
UNIFORM PERCENT OF VALUE IS 0.79.72

VALUATION DATE-JUL 01, 2021  
TAXABLE STATUS DATE-MAR 01, 2022

TAX MAP PARCEL NUMBER	SCHOOL DISTRICT	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	SCHOOL
CURRENT OWNERS NAME	PARCEL SIZE/GRID COORD	LAND	TAX DESCRIPTION	TAXABLE VALUE	ACCOUNT NO.	
CURRENT OWNERS ADDRESS	TOTAL	SPECIAL DISTRICTS				
*****	*****	*****	*****	*****	*****	*****
76.62-3-36	271 Second Ave	220 2 Family Res	HOMESTEAD PARCEL	*****	*****	*****
REYNOSO GUILLERMINA	26.00 DPTH 125.00	12,000 COUNTY TAXABLE VALUE	BAS STAR 41854	76.62-3-36	01315	27,900
29 MARSHALL ST Apt 1	010100	60,000 CITY TAXABLE VALUE			0	
Albany, NY 12209	BANK 73	SCHOOL TAXABLE VALUE				
	EAST-0650310 NPTH-0962130	32,100				
	DEED BOOK 2979					
	FULL MARKET VALUE					
*****	*****	*****	*****	*****	*****	*****
76.62-3-37	273 Second Ave	482 Det row bldg	HOMESTEAD PARCEL	*****	*****	*****
KHAN PARVEZ A	Albany	010100	BAS STAR 41854	76.62-3-37	01316	27,900
1979 WESTERN AVE	FRNT 23.00 DPTH 100.00	125,500 CITY TAXABLE VALUE			0	
Albany, NY 12203	EAST-0650280 NPTH-0962110	97,600 SCHOOL TAXABLE VALUE				
	DEED BOOK 2966					
	FULL MARKET VALUE					
*****	*****	*****	*****	*****	*****	*****
76.70-1-43	274 Second Ave	311 Res vac land	HOMESTEAD PARCEL	*****	*****	*****
Al Mahdawi Yaser	Albany	010100	COUNTY TAXABLE VALUE	76.70-1-43	01215	
16 SLIP St	FRNT 25.00 DPTH 100.00	6,000 CITY TAXABLE VALUE				
Albany, NY 12209	EAST-0650430 NPTH-0961960	6,000 SCHOOL TAXABLE VALUE				
	DEED BOOK 2017					
	FULL MARKET VALUE					
*****	*****	*****	*****	*****	*****	*****
76.62-2-26	275 Second Ave	230 3 Family Res	HOMESTEAD PARCEL	*****	*****	*****
SEEPERSND BASED	Albany	010100	COUNTY TAXABLE VALUE	76.62-2-26	01317	
287 PENNSULA Blvd	FRNT 25.12 DPTH 100.00	19,800 CITY TAXABLE VALUE				
LYNEBROCK, NY 11563	EAST-0650210 NPTH-0962100	99,000 SCHOOL TAXABLE VALUE				
	DEED BOOK 2888					
	FULL MARKET VALUE					
*****	*****	*****	*****	*****	*****	*****
76.70-1-42	276 Second Ave	481 Att row bldg	HOMESTEAD PARCEL	*****	*****	*****
Al Mahdawi Yaser	Albany	010100	COUNTY TAXABLE VALUE	76.70-1-42	01216	
16 SLIP St	FRNT 25.00 DPTH 100.00	6,000 CITY TAXABLE VALUE				
Albany, NY 12209	EAST-0650400 NPTH-0961960	67,400 SCHOOL TAXABLE VALUE				
	DEED BOOK 2017					
	FULL MARKET VALUE					
*****	*****	*****	*****	*****	*****	*****
76.62-2-27	277 Second Ave	230 3 Family Res	HOMESTEAD PARCEL	*****	*****	*****
PANORA JESUS V	Albany	010100	COUNTY TAXABLE VALUE	76.62-2-27	01318	
PANORA TERESA J	FRNT 25.08 DPTH 100.00	127,000 CITY TAXABLE VALUE				
108-31 43rd St	EAST-0650190 NPTH-0962090	127,000 SCHOOL TAXABLE VALUE				
Corona, NY 11368	DEED BOOK 2831	159,308				
	FULL MARKET VALUE					
*****	*****	*****	*****	*****	*****	*****



14pm



## Corning Abstract & Closing Services

**Corning Abstract & Closing Services (the "Company")**, organized under the laws of the State of New York, hereby certifies and guarantees that it has examined the records of the County Clerk's Office for the county in which the subject premises is located by means of searching the general alphabetical indices to Deeds, Mortgages, Miscellaneous Records, General Assignments, Discharges, Cancellations, Terminations and Satisfactions, Powers of Attorney, Lis Pendens and Notice of Pendency of Action, Mortgage Sales, Sheriff's Certificates of Sale, Orders Appointing Receivers, the Inactive Hazardous Waste Disposal Site Registry Index and Homestead Exemptions maintained in said County Clerk's Office, any Lis Pendens and Notices of Pendency, if any, filed against the above named persons who appear to have had title to the subject premises during the last ten years are set forth in the search. The Company has also caused an examination in the dockets of Judgment Transcripts, Public Welfare Lien Docket, Index to UCC Financing Statements and Consolidated Lien Docket and Index to Mechanic Liens for a period during the last ten years and the Federal and State Tax Lien Indices for a period during the last twenty years and the Indices of the County Surrogate's Court for the county in which the subject premises is located for Wills, Petitions and Proceedings (affecting title to the subject premises) against the following person(s) as owner(s) during their respective periods of title to the premises described at **Spec No. 1** and find only as set forth in this search.

**Basdeo Seepersad**

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**March 1, 2003 to March 1, 2023**

This certificate is limited to a search against the spelling of the name as it appears above.

This certificate covers 1 item(s).

All Mortgages and oil and gas leases which appear to have been properly expired and discharged of record and former liens which have expired or have been discharged are omitted from this abstract.

In Witness Whereof, the Company has caused this Certificate to be signed by its Authorized Officers, this **1st day of March, 2023 at 5 p.m.**

**Corning Abstract & Closing Services**

By: Cindy A. Thomas