

TAX LIEN FORECLOSURE SEARCH

Search Date July 25, 2017OHTA Number A17-0302Municipality City of AlbanyIndex Number 2471-14Foreclosure No. 0002137Tax Map Number 76.64-3-7Property Address 138 Fourth Avenue, Albany, NY 12202Date of Filing of List of Delinquent Taxes August 13, 2014

Open Mortgages	0
Assignments	0
Judgments	0
Federal Tax Liens	0
UCCs	0
State Tax Warrants	0
Leases	0
Other Lienors	0
Other Interests	1
Estate Proceedings	0
Mortgage Foreclosures	0
	1

NOTE: Description used in current deed cannot be justified against dimensions of subject parcel as shown on tax map.

TAX LIEN FORECLOSURE SEARCH

SECTION I

**PARTIES HAVING AN INTEREST OF RECORD
ON THE DATE OF FILING OF THE LIST OF DELINQUENT TAXES**

A-1. OWNER(S) OF RECORD

1. Karen	Range	138 Fourth Avenue	Albany	NY 12202
2. Nia	Prendergast	138 Fourth Avenue	Albany	NY 12202

A-2. ADDITIONAL ADDRESSEES

3. Karen	Range	140 Clinton Street	Albany	NY 12202
4. Karen	Range	142 Broad Street	Albany	NY 12202
5. Karen	Range	140 Broad Street	Albany	NY 12202
6. Karen	Range	1111 Meadowbrook Road	Palm Bay	FL 32905
7. Karen	Range	467 Orange Street	Albany	NY 12206
8. Karen	Range	142 Fourth Avenue	Albany	NY 12202
9. Karen	Range	240 Orange Street	Albany	NY 12210
10. Karen	Range	335 Orange Street	Albany	NY 12210
11. Karen	Range	53 Lexington Avenue	Albany	NY 12206
12. Karen	Range	315 Second Street	Albany	NY 12202
13. Karen	Range	339 Stratford Road	Brooklyn	NY 11218
14. Nia	Prendergast	142 Broad Street	Albany	NY 12202
15. Nia	Prendergast	140 Broad Street	Albany	NY 12202
16. Nia	Prendergast	140 Clinton Street	Albany	NY 12202
17. Nia	Prendergast	142 Fourth Avenue	Albany	NY 12202
18. Nia	Prendergast	240 Orange Street	Albany	NY 12210
19. Nia	Prendergast	335 Orange Street	Albany	NY 12210
20. Nia	Prendergast	53 Lexington Avenue	Albany	NY 12206
21. Nia	Prendergast	339 Stratford Road	Brooklyn	NY 11218

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Deed R and R

TAX LIEN FORECLOSURE SEARCH

SECTION I (continued)

B. ADDITIONAL PARTIES

MORTGAGES (0)

1.

ASSIGNMENTS (0)

1.

JUDGMENTS (0)

1.

FEDERAL TAX LIENS (0)

1.

UCC (0)

1.

STATE TAX WARRANTS (0)

1.

LEASES (0)

1.

OTHER LIENORS (0)

1.

OTHER INTERESTS (1)

1.	Albany Water Board	PO Box 1966	Albany	NY 12201-1966
2.	Commissioner, Water and Water Supply	35 Erie Blvd	Albany	NY 12204

ESTATE PROCEEDINGS (0)

1.

TAX LIEN FORECLOSURE SEARCH

SECTION I *(continued)*

MORTGAGE FORECLOSURES (0)

1.

TAX LIEN FORECLOSURE SEARCH

SECTION II

PARTIES HAVING AN INTEREST OF RECORD
AS OF SEARCH DATE

A-1. OWNER(S) OF RECORD

1.

2.

A-2. ADDITIONAL ADDRESSEES

3.

Source Deed

Deed R and R

B. ADDITIONAL PARTIES

MORTGAGES (0)

1.

ASSIGNMENTS (0)

1.

JUDGMENTS (0)

1.

FEDERAL TAX LIENS (0)

1.

UCC (0)

1.

STATE TAX WARRANTS (0)

1.

TAX LIEN FORECLOSURE SEARCH

SECTION II *(continued)*

LEASES (0)

1.

OTHER LIENORS (0)

1.

OTHER INTERESTS (0)

1.

ESTATE PROCEEDINGS (0)

1.

MORTGAGE FORECLOSURES (0)

1.

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Albany County Clerk
16 Eagle St. Rm 128
Albany, NY 12207

Return to:

ALBANY COUNTY DEPARTMENT OF LAW
112 STATE STREET ROOM 1010
ALBANY, NY 12207

Instrument: Deed

Document Number: 11329935 Book: 3057 Page: 1020

Grantor

COUNTY OF ALBANY

Grantee

RANGE, KAREN
PRENDERGAST, NIA

Number of Pages: 3

Transfer Tax Receipt
Albany County Clerk Received:
Trans Tax # 3008
.....\$0.00

Recorded Date/Time: 02/05/2013 at 12:24 PM

Receipt Number: 747416

Note: **DO NOT REMOVE - THIS PAGE IS PART OF THE DOCUMENT**
THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a(5) &
319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Thomas G. Olligan, County Clerk

LIBER **3057** PAGE **1021****RECORD AND RETURN TO:**

ALBANY COUNTY DEPARTMENT OF LAW

112 State Street, Room 1010

Albany, New York 12207

Albany County Clerk

Document Number 11329935

Rcvd 02/05/2013 12:24:06 PM

QUITCLAIM DEEDTHIS INDENTURE, made the 15 day of February, 2013 between

The COUNTY OF ALBANY, NEW YORK, a municipal corporation organized and existing pursuant to the laws of the State of New York having its principal office located at 112 State Street, Albany, New York 12207, as the party of the first part, and

KAREN RANGE AND NIA PRENDERGAST, residing or having an office located at 339 Stratford Road, Brooklyn, New York 11218 the party(ies) of the second part,

WITNESSETH that the party of the first part, in consideration of the sum of ONE THOUSAND SIX HUNDRED DOLLARS AND 00 CENTS (\$1,600.00) lawful money of the United States paid to it by the party(ies) of the second part, hereby remises, releases and quitclaims unto the party(ies) of the second part and said party's(ies') heirs, successors, and/or assigns forever,

ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND situate, lying and being in the ALBANY, County of Albany and State of New York, described as follows:

Foreclosure #	<u>4246-07-0001424</u>
City/Town of	<u>ALBANY</u>
Alleged Owner(s)	<u>JAMES FLAVIN</u>
Description	<u>138 Fourth Avenue</u>
Class Code	<u>220</u>
Tax Map #	<u>76.64-3-7</u>

Albany County Clerk
Deed Books (Record Room)
Book 3057 Page 1021

BEING THE SAME PREMISES so described in the Deed in Foreclosure from the Enforcing Officer of the County of Albany, New York, Tax District conveying said premises to the party of the first part dated 11/9/2012 and recorded in the Albany County Clerk's Office on 11/13/2012 in Book 3049 of Deeds at Page 587 made pursuant to the Final Judgment of Foreclosure granted said Tax District by the Albany County Court on 10/17/2012 and entered in the Albany County Clerk's Office on 10/18/2012 in the "In Rem" delinquent real property tax lien foreclosure action/proceeding brought therein by said Tax District pursuant to Article Eleven, Title 3, of the Real Property Tax Law against the parcels of real property included in the LIST OF DELINQUENT TAXES filed on 7/19/2007 covering the ALBANY, Albany County, assigned Index No. 4246-07.

This conveyance is made pursuant to and is conditioned by Resolution No. 462 the Albany County Legislature for the year 2012 adopted on 12/3/2012 approving the sale and conveyance of said premises to the party(ies) of the second part.

Title to the premises hereby conveyed is subject to: (a) any state of facts an accurate survey or personal inspection of the premises would disclose; (b) all applicable zoning, land use and building code regulations; (c) any easements, covenants, conditions and rights-of-way of record existing at the time of the levy of the unpaid tax subject of the delinquent tax foreclosure action/proceeding in which party of the first part acquired title to the premises; (d) liability for

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village taxes, if applicable; (e) liability for a pro-rata share of current property and school taxes on the premises; (f) liability for any unpaid or payable street, sewer, or other special assessments on the premises; and (g) liability for any unpaid or payable water or sewer charges against the premises.

Together with appurtenances and all the estate and rights of the party of the first part in and to said premises.

To Have and to Hold the premises herein granted unto the party(ies) of the second part and said party's(ies)' heirs, successors and/or assigns forever.

In Witness Whereof the party of the first part has caused these presents to be signed by its duly authorized officer on the date above written.

IN THE PRESENCE OF

PARTY OF THE FIRST PART

The COUNTY OF ALBANY, NEW YORK

BY: Daniel P. McCoy L.S.
DANIEL P. MCCOY
ALBANY COUNTY EXECUTIVE

ACKNOWLEDGMENT

STATE OF NEW YORK }
COUNTY OF ALBANY } SS:

On the 1st day of February in the year 2013 before me, the undersigned, personally appeared DANIEL P. MCCOY, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Albany County Executive, and that by his signature on the within instrument, the individual, or the person, to wit: the County of Albany, New York, upon behalf of which the individual acted, executed the instrument

Melanie T. Burrey
NOTARY PUBLIC - STATE OF NEW YORK

MELANIE J. BUNZEY
Notary Public, State of New York
Qualified in Albany County
No. 01BU6048902
Commission Expires Oct. 2, 2014

